

After Recording Return To:  
Kathy Taggart  
Northwest Trustee Services, Inc.  
P.O. Box 997  
Bellevue, WA 98009-0997



200604260042

Skagit County Auditor

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File No.: 7261.22550/Sylvester, James D. and Bonnie J.  
12814877

FIRST AMERICAN TITLE CO.

85203

### Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Pledged Property II, LLC, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 3869-015-026-0002 P63467

Lot 26, Block O, "Cape Horn on the Skagit Division No. 2", as per plat recorded in Volume 9 of Plats, Page 14 to 19, records of Skagit County, Washington. Together with that certain 1972 Homet mobile home, Plate #72719, VIN 1292.

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between James D. Sylvester and Bonnie J. Sylvester, husband and wife, as Grantor, to First American Title Company of Skagit County, as Trustee, and Provident Bank, d/b/a, the Provident Bank, Inc., an Ohio corporation, Beneficiary, dated 10/17/97, recorded 10/22/97, under Auditor's/Recorder's No. 9710220052, records of Skagit County, Washington and subsequently assigned to Credit Based Asset Servicing and Securitization LLC under Skagit County Auditor's/Recorder's No. 200603280070.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$70,000.00 with interest thereon, according to the terms thereof, in favor of Provident Bank, d/b/a, the Provident Bank, Inc., an Ohio corporation and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Credit Based Asset Servicing and Securitization LLC, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

