

After Recording Return To:
John E. Johnston and Danielle Johnston
1420 Clancy Court
Burlington, WA 98233



200707300170
Skagit County Auditor

7/30/2007 Page 1 of 3 12:22PM

File No.: 7345.20826/Eide, Erik and Rachelle
1671622

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 John E. Johnston and Danielle Johnston, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 360326-3-005-1523

Abbreviated Legal: Ptn. Tract 15, Revised Plat San Juan Lookout, more completely described on Page 3 of this document.

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 Erik J Eide & Rachelle L. Eide, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for MILA, Inc., Beneficiary, dated 11/15/05, recorded 11/21/05, under Auditor's/Recorder's No. 200511210142, records of Skagit County, Washington and subsequently assigned to US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2 under Skagit County Auditor's/Recorder's No. 2007-03160066.
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 \$539,400.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for MILA, Inc. 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. US Bank, National Association as Trustee for the MLMI SURF Trust Series 2006-BC2, 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.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 04/16/07, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200704160105.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 07/20/07, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$575,382.89 cash.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: July 25, 2007

3509
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 27 2007

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

GRANTOR
Northwest Trustee Services, Inc.

By *[Signature]*
Assistant Vice President

Northwest Trustee Services, Inc. is successor by merger to Northwest Trustee Services, PLLC (formerly known as Northwest Trustee Services, LLC)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/25/07

JULIE BOUFFLEUR
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 02-23-09

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My commission expires 2/23/09



200707300170
Skagit County Auditor

Legal Description

Tract 15 of that certain 5 Acre Parcel Subdivision No. 509-80, entitled, "Revised Plat of San Juan Lookout", approved July 17, 1981, recorded July 17, 1981, under Auditor's file No. 8107170015, in Volume 5 of Short Plats, page 103, records of Skagit County, being a portion of the Southwest 1/4 of Section 26, Township 36 North, Range 3 East, W.M., and of the Southeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M., EXCEPT that portion described as beginning at the Northwest corner of said Tract 15; thence North 89 degrees 38'46" East, along the North line of said Tract 15, a distance of 50.00 feet; thence Southwesterly, in a straight line, to the Southwest corner of said Tract 15; thence North 05 degrees 51'00" East a distance of 169.12 feet to the point of beginning. Situate in the County of Skagit, State of Washington. More accurately described as: Tract 15, Revised Plat of San Juan Lookout, Skagit County 5-Acre Parcel Subdivision No. 509-80, approved November 13, 1981, and recorded November 13, 1981, in Volume 3 of Surveys, page 151, under Auditor's File No. 8111130039, records of Skagit County, Washington; being a revision of that subdivision recorded in Volume 5 of Short Plats, page 103, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, and a portion of the Southeast Quarter of Section 27, Township 36 North, Range 3 East of the Willamette Meridian. Except that portion described as beginning at the Northwest corner of said Tract 15; Thence North 89 degrees 38' 46" East, along the North line of said Tract 15, a distance of 50.00 feet; Thence Southwesterly, in a straight line, to the Southwest corner of said Tract 15; Thence North 05 degrees 51' 00" East, a distance of 169.12 feet to the point of beginning. Situated in Skagit County, Washington.

Page 3
7345.20826



200707300170
Skagit County Auditor

7/30/2007 Page

3 of

3 12:22PM