

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



200809170090
Skagit County Auditor

9/17/2008 Page 1 of 2 2:49PM

File No.: 7777.26454/Rose, Michael B. and Victoria A.

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

94710

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 US Bank National Association, as Trustee for Credit Suisse First Boston ARMT 2005-12, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 3787-001-028-0207 (P57185)

Abbreviated Legal: Ptn. Lots 26 & 28 and all Lot 27, Block 1, "Fidalgo Addition to the City of Anacortes"

Lot 26, except the West 7.5 feet thereof, all of Lot 27, and the West 1/2 of Lot 28, Block 1, "Fidalgo Addition to the City of Anacortes Skagit Co., Wash," as per Plat recorded in Volume 1 of Plats, Page 28, Records of Skagit County, Washington. Situate in the Count of Skagit, State of Washington.

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 Michael B. Rose and ~~Victoria~~ A. Rose, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Lender and Lender's successors and assigns, Beneficiary, dated 08/18/05, recorded 08/24/05, under Auditor's/Recorder's No. 200508240139, records of Skagit County, Washington and subsequently assigned to US Bank National Association, as Trustee for Credit Suisse First Boston ARMT 2005-12 under Skagit County Auditor's/Recorder's No. 200805090092.

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 \$200,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Lender and Lender's successors and assigns 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 Credit Suisse First Boston ARMT 2005-12, 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.

