

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



200810300097
Skagit County Auditor

10/30/2008 Page 1 of 2 1:42PM

File No.: 7777.26671/Mendoza, Ricardo G.

Trustee's Deed GUARDIAN NORTHWEST TITLE CO.
94942

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 Deutsche Bank National Trust Company, as Trustee for Sound view Home Loan Trust 2006-3, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4636-000-001-0000 (P106959)

Abbreviated Legal: Lot 1, "Plat of Sandy Lane"

Lot 1, "Plat of Sandy Lane," as per Plat recorded in Volume 15 of Plats, Pages 195 and 196, Records of Skagit County, Washington. Situate in the County 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 Ricardo G. Mendoza, a married man as his separate property, as Grantor, to Land Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Lender and Lender's successors and assigns, Beneficiary, dated 06/13/06, recorded 06/22/06, under Auditor's No. 200606220029, records of Skagit County, Washington and subsequently assigned to Deutsche Bank National Trust Company, as Trustee for Sound view Home Loan Trust 2006-3 under Skagit County Auditor's No. 200807020049.

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 \$234,400.00 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. Deutsche Bank National Trust Company, as Trustee for Sound view Home Loan Trust 2006-3, 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.

