



201301070157  
Skagit County Auditor

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Return To:  
FINAL DOCS T7408-01F  
4101 WISEMAN BLVD BLDG 108  
SAN ANTONIO, TX 78251-4200

**LAND TITLE OF SKAGIT COUNTY**

144380-SE  
Assessor's Parcel or Account Number: P65472

Abbreviated Legal Description: Lot 55, Forest Estates, Plat No. 2

[Include lot, block and plat or section, township and range]

Full legal description located on page 2

**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, the undersigned, as Assignor, does hereby grant, convey, assign and transfer to **WELLS FARGO BANK, N.A.,**

4101 Wiseman Blvd Bldg 108, San Antonio, TX 78251

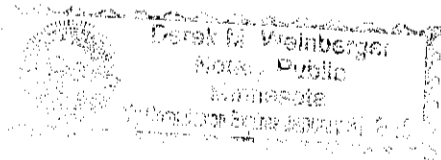
as Assignee, all of the beneficial interest of the Assignor in and to the property described in that certain Deed of Trust dated **DECEMBER 28, 2012**, executed by **TIMOTHY U PRICE, A MARRIED PERSON AND JANINE M PRICE, A MARRIED PERSON**

Grantor, to **NORTHWEST TRUSTEE SERVICES LLC, 3535 FACTORIA BLVD SE, STE 200, BELLEVUE, WA 98006**, Trustee, the following described property situated in **SKAGIT** County, State of Washington:

See attached for full legal description

recorded December 28, 2012, in Volume \_\_\_\_\_ of Mortgages, at page \_\_\_\_\_, under Auditor's File No. 201212280254, records of **SKAGIT** County, State of Washington, also that certain promissory note described in and secured by said Deed of Trust. SIGNED this **28TH** day of **DECEMBER**, 2012

**EDWARD JONES MORTGAGE, LLC**



By *Mark Beaufeaux*  
**Mark Beaufeaux**  
Its \_\_\_\_\_  
VICE PRESIDENT OF LOAN DOCUMENTATION

State of ~~Washington~~ **Minnesota**  
County of ~~Thurston~~ **Hennepin**

The foregoing instrument was acknowledged before me this **28TH** day of **DECEMBER**, 2012 by \_\_\_\_\_, the VICE PRESIDENT OF LOAN DOCUMENTATION of *Edward Jones Mortgage, LLC*, a **LIMITED LIABILITY COMPANY**, on behalf of the said **LIMITED LIABILITY COMPANY**

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Derek W. Weinberger*

0351844758

Washington Assignment of Deed of Trust  
DOC ID WAAS NMFL #0682 08/04 1/99



**DESCRIPTION:**

Lot 55, "FOREST ESTATES, PLAT NO. 2", as per plat recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington,

EXCEPT that portion commencing at the Southwest corner of said Lot 55;  
thence North 01°06'30" West along the West line thereof a distance of 246.72 feet to the true point of beginning;  
thence South 81°38'54" East a distance of 181.43 feet;  
thence on a curve to the left having a radius of 540.00 feet through a delta of 04°42'34" an arc distance of 44.39 feet to the East line of said Lot 55;  
thence North 01°06'30" West along said line a distance of 60.23 feet;  
thence Westerly along a non-tangent curve concave to the North whose radius point bears North 04°14'16" East a distance of 480.00 feet through a delta of 04°06'50" an arc distance of 34.47 feet;  
thence North 81°38'54" West a distance of 191.43 feet to the West line of said Lot 55;  
thence South 01°06'30" East a distance of 60.83 feet to the true point of beginning.

AND ALSO EXCEPT that portion of said Lot 55 beginning at the Southwest corner of said Lot 55;  
thence North 1°06'30" West, along the West line thereof, a distance of 246.72 feet to the Southerly line of that certain parcel as conveyed to the City of Mount Vernon under Statutory Warranty Deed recorded under Auditor's File No. 9201220104, records of Skagit County, Washington;  
thence the following courses along the South line of said parcel;  
thence South 81°38'54" East, a distance of 181.43 feet;  
thence on a curve to the left having a radius of 540.00 feet through a delta of 4°42'34", an arc distance of 44.39 feet to the East line of said Lot 55;  
thence South 1°06'30" East, along the East line of said Lot 55, a distance of 212.13 feet to the Southeast corner of said Lot 55;  
thence South 89°04'37" West, along the South line thereof, a distance of 223.00 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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