

Filed for Record at Request of

FIDELITY NATIONAL TITLE INSURANCE
COMPANY



201303180148

Skagit County Auditor

3/18/2013 Page

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4 10:47AM

AND WHEN RECORDED MAIL TO:

Deutsche Bank National Trust Company,
as Trustee for Argent Securities Inc.,

Asset-Backed Pass-Through Certificates,

Series 2004-W8

4875 Belfort Road, Suite 130

Jacksonville, FL 32256

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2013884

MAR 18 2013

CHICAGO TITLE

#1086-M

12-01272-5

Amount Paid \$

Skagit Co. Treasurer
By *[Signature]* Deputy

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 12-01272-5
Loan No: 4000445371
Order No. 1192515

ACCOMMODATION RECORDING

TRUSTEE'S DEED

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W8, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 3, SHORT PLAT NO. SW-03-099, APPROVED AUGUST 30, 2000, RECORDED SEPTEMBER 12, 2000, UNDER AUDITOR'S FILE NO. 200009120149, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 50 FEET OF LOT 1 AS DELINEATED ON SAID SHORT PLAT;

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 30 FEET OF LOT 2 AS DELINEATED ON SAID SHORT PLAT;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS DELINEATED ON THE DEED UNDER AUDITOR'S FILE NO. 199909230053.

APN No. P117212

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between MATTHEW A. TURNER AND JENI L. PEASE, EACH AS THEIR SEPARATE ESTATE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as Grantor, to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, dated March 8, 2004, Recorded on March 15, 2004, as Instrument No. 200403150151 of Official Records in the office of the Recorder of Skagit County, WA.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$127,500.00 with interest thereon, according to the terms thereof, in favor of ARGENT MORTGAGE COMPANY, LLC and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the 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 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 Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W8, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on November 1, 2012, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201211010054 .

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as, **at the main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA**, a public place, on 03/08/2013 at 10:00 AM, and in accordance with 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.



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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 March 8, 2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$71,717.00.

T.S. No. 12-01272-5
Date: March 9, 2013

FIDELITY NATIONAL TITLE INSURANCE COMPANY



Megan Curtis, Authorized Signature

Chicago Title has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

State of California)ss.
County of Sacramento)ss

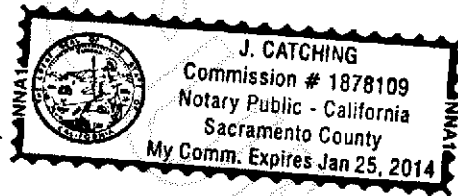
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On March 8, 2013, before me, J. Catching, a Notary Public in and for said county, personally appeared Megan Curtis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


J. Catching # 1878109
My Commission Expires January 25, 2014



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**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SKAGIT**, STATE OF **WASHINGTON**, AND IS DESCRIBED AS FOLLOWS:

LOT 3, SHORT PLAT NO. SW-03-099, APPROVED AUGUST 30, 2000, RECORDED SEPTEMBER 12, 2000, UNDER AUDITOR`S FILE NO. 200009120149, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.;

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