

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:  
EMC Mortgage Corporation  
MacArthur Ridge II  
909 Hidden Ridge, Suite 200  
Irving, TX 75038



200701050095  
Skagit County Auditor

1/5/2007 Page 1 of 4 12:02PM

Forward Tax Statements to the address given above

**"LSI TITLE, FNDS DIVISION"**

TS #: WA-06-56518-DD  
Loan #: 0012762779  
TITLE ORDER #: 6510293  
Investor No. 0015633247

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CHICAGO TITLE CO.  
FC 38043

**TRUSTEE'S DEED UPON SALE**

A.P.N.: 340313-4-009-0102 (P21672); 340313-3-073-0004  
(P21759) ; 340313-4-079-0008 (P21766); 340313-4-030-0104  
(P21769 )

TRANSFER TAX: #69  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$250,750.00  
The Amount Paid By The Grantee Was \$250,750.00  
Said Property Is In The City Of MOUNT VERNON, County of SKAGIT

JAN 05 2007

Amount Paid To  
Skagit Co. Treasurer  
By [Signature] Deputy

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

**EMC Mortgage Corporation**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **SKAGIT**, State of Washington, described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **J RONALD JOHNSTON, A MARRIED MAN AS HIS SEPARATE ESTATE** as Trustor, dated **5/20/2005** of the Official Records in the office of the Recorder of **SKAGIT**, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on **5/25/2005**, instrument number **200505250101**, Book \*\*\*, Page \*\*\* of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

# TRUSTEE'S DEED UPON SALE

TS #: WA-06-56518-DD

Loan #: 0012762779

Order #: 6510293

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 12/29/2006. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$250,750.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 1/2/2007

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By: \_\_\_\_\_

*Hazel Garcia*  
Hazel Garcia  
Assistant TSO

State of California } ss.

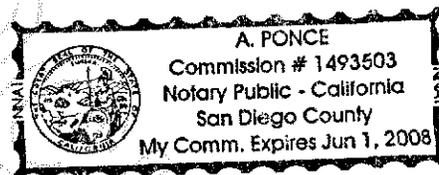
County of San Diego }

On 1/2/2007 before me, **A. Ponce**, personally appeared **Hazel Garcia** personally known to me (or 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.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)



200701050095

Skagit County Auditor

Order No.: ICG38243

**EXHIBIT 'A'**

**PARCEL A:**

That portion of Government Lot 4, Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of said Lot 4 with the North line of the County Road, extending along the dike;  
Thence North along the East line of said Lot 4, a distance of 415 feet;  
Thence Southwesterly in a straight line 350 feet to a point on the North line of the County Road which is 223 feet Westerly of the point of beginning;  
Thence Easterly along the County Road, 223 feet to the point of beginning.

Situated in Skagit County, Washington

**PARCEL B:**

The West 100 feet of Government Lot 6 and of the Southwest Quarter of the Northeast Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, lying Northerly of the County Road;

EXCEPT that portion described as follows:

Beginning at a point 415 feet North of the County Road on the West line of said Southwest Quarter of the Northeast Quarter;  
Thence North to the Section corner;  
Thence East along Section line 100 feet;  
Thence South on a line parallel to the West line to a point 415 feet North of the County Road;  
Thence Westerly to the point of beginning.

Situated in Skagit County, Washington

continued.....



200701050095  
Skagit County Auditor



200609290122

**EXHIBIT 'A' continued:**

**PARCEL C**

That portion of Government Lot 6 of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the North line of the County Road with the East line of the West 100 feet of said Government Lot 6;  
Thence Easterly along the North line of said road to a point which is 80 feet East of the East line of said West 100 feet;  
Thence North parallel to said East line, 415 feet;  
Thence Northwesterly to a point on the East line of said West 100 feet which is 415 feet North of the point of beginning;  
Thence South along said East line to the point of beginning.

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



200701050095  
Skagit County Auditor

1/5/2007 Page

4 of

4 12:02PM