



200807080046
Skagit County Auditor

7/8/2008 Page 1 of 3 1:26PM

FILED FOR RECORD AT REQUEST OF:

SunTrust Mortgage, Inc.
1001 Semmes Avenue
Richmond, VA 23224

Loan #: 0145340162
Title #: 3383800
TS #: fc16741-5

92155

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED

THE GRANTOR, FIRST AMERICAN 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: **SunTrust Mortgage, Inc.**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 9, EXCEPT THE WEST 15 FEET THEREOF, AND ALL OF LOT 10, BLOCK 14, "PLAT OF TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax ID No. 4149-014-010-0003

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 FILMORE J. PEARSON AND LYDIA A. PEARSON, as Grantor, WASHINGTON ADMINISTRATIVE SERVICES, INC. as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR SUNTRUST MORTGAGE, INC., as Beneficiary, dated 09/27/2006, Recorded on 10/02/2006 AS AUDITOR NO. 200610020156, records of Skagit, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$284,000.00 with interest thereon, according to the terms thereof, in favor of SUNTRUST MORTGAGE,

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INC. 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, a copy of said Notice was posted or served in accordance with law.
5. SUNTRUST MORTGAGE, INC., being that 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, Recorded on 03/27/2008, as Instrument # 200803270106 in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA, a public place, on 06/27/2008 at 10:00AM, 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.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
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.



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10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 06/27/2008, 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 therefore, the property hereinabove described, for the sum of \$327,166.41, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: July 3, 2008

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee

Name: _____
Title: **MARIA DELATORRE, ASST SEC**

2219
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 08 2008

STATE OF CA
COUNTY OF Orange

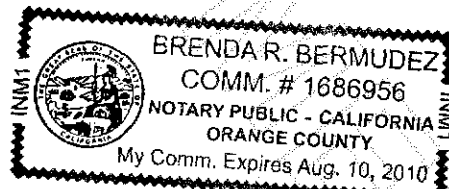
Amount Paid ☒
Skagit Co. Treasurer
By sp Deputy

On July 7, 2008 before me, **BRENDA R. BERMUDEZ**, Notary Public, personally appeared Maria De La Torre 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.

BRENDA R. BERMUDEZ



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