



200810080098  
Skagit County Auditor

10/8/2008 Page 1 of 2 3:18PM

When recorded, mail to:

REGIONAL TRUSTEE SERVICES  
616 First Avenue #500  
Seattle, WA 98104

CHICAGO TITLE CO. 10945794

Trustee's Sale No: 01-FMG-58454



**TRUSTEE'S DEED**

**THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION**, 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: HSBC Bank USA, National Association, as Trustee for ACE 2006-NC1, GRANTEE, that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

LOT 50, "TRUMPETER I," AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 6 AND 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.  
Tax Parcel No: 4371-000-050-0002.

**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 dated 9/23/2005, recorded in Auditor's/Recorder's No. 200509280057, records of SKAGIT County, Washington, from JUDY L TAYLOR AND JOHN P TAYLOR, WIFE AND HUSBAND, as Grantor, to LAND TITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$203,400.00, with interest thereon, according to the terms thereof, in favor of NEW CENTURY MORTGAGE CORPORATION 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 the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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 Trust Company Americas, as Trustee and Custodian for HSBC Bank USA, NA ACE 2006-NC1, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the 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 June 24, 2008 recorded in the office of the

