

RECORDING REQUESTED BY:



200811030122
Skagit County Auditor

11/3/2008 Page 1 of 3 1:36PM

AND WHEN RECORDED MAIL TO:

First Horizon Home Loans, a division of First Tennessee Bank National Association
4000 Horizon Way
Foreclosure Dept. #6205
Irving, TX 75063

Attn: NICOLE M LAZARD

Forward Tax Statements to the address given above

TS #: WA-08-132744-CM

Loan #: 0059777136

TITLE ORDER #: 3618765

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED UPON SALE

A.P.N.: 4892-000-038-0000 (P124571)

TRANSFER TAX: \$0.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

The Grantee Herein Is The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$281,755.57

The Amount Paid By The Grantee Was \$224,397.00

Said Property Is In The City Of MOUNT VERNON, County of SKAGIT

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

FIRST HORIZON HOME LOANS, a division of **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**

(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:

LOT 38, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", AS PER PLAT RECORDED UNDER AUDITOR'S FILE NO. 200605150163, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MATTHEW WILLIAM LONG, AN UNMARRIED MAN** as Trustor, dated 1/9/2007, and recorded on 1/16/2007 as instrument number 200701160185 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 Sale recorded on 7/24/2008, instrument number 200807240087, Book xxx, Page xxx 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

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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 **10/24/2008**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$224,397.00**, 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: 10/24/2008

**QUALITY LOAN SERVICE CORPORATION OF
WASHINGTON**

By: _____

Hazel Garcia, Assistant Secretary

State of California)
County of San Diego)

On **10/24/2008** before me, **Michelle Nguyen** a notary public, personally appeared **Hazel Garcia**, 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.

Signature _____ (Seal)
Michelle Nguyen



200811030122
Skagit County Auditor

Order No.: 94053

Guarantee No.: H-967795

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 38, "PLAT OF SKAGIT HIGHLANDS DIVISION 3", as per plat recorded under Auditor's File No. 200605150163, records of Skagit County, Washington.



200811030122

Skagit County Auditor