

After Recording Return To:
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997



200901200101
Skagit County Auditor

1/20/2009 Page 1 of 2 11:19AM

File No.: 7283.25949/THOLSTRUP, KARL and JUDITH

CHICAGO TITLE CO.

10946572

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to PHH Mortgage Corporation, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: P68762 / 3990-000-068-0005

Lot 68, "Samish River Park, Division No. 1", as per Plat recorded in Volume 9 of Plats, Pages 43 and 44, records of Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Karl W Tholstrup and Judith K Tholstrup, husband and wife, as Grantor, to First American Title, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Century 21 (R) Mortgage (SM), Beneficiary, dated 10/01/07, recorded 10/01/07, under Auditor's/Recorder's No. 200710010196, records of Skagit County, Washington and subsequently assigned to PHH Mortgage Corporation under Skagit County Auditor's/Recorder's No. 200809220068.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$196,900.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Century 21 (R) Mortgage (SM) and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. PHH Mortgage Corporation, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 10/10/08, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200810100059.

