

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

CitiMortgage, Inc.  
1111 Northpoint Drive  
Coppell, TX 75019



200901270055  
Skagit County Auditor

1/27/2009 Page 1 of 3 3:25PM

Attn: Brenda Long  
Forward Tax Statements to the address given above

TS #: WA-08-198165-SH

Loan #: 771513480

TITLE ORDER #: 3863882

PTN LOT 14 CHASE ACREAGE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO

95534

### TRUSTEE'S DEED UPON SALE

A.P.N.: P64389 3881-000-014-0218

TRANSFER TAX: \$0.00

The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$216,003.16  
The Amount Paid By The Grantee Was \$143,979.49  
Said Property Is In The City Of SEDRO WOOLLEY, 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

**CitiMortgage, Inc.**

(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:

See Attached Schedule "C"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by \*DERRICK C JOHNSON\* as Trustor, dated 2/6/2007, and recorded on 2/12/2007 as instrument number 200702120210 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 10/15/2008, instrument number 200810150061, 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 1/16/2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$143,979.49, 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: 1/16/2009

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By:   
Hazel Garcia, Assistant Secretary

State of California)  
County of San Diego)

On 1-23-09 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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 226

JAN 27 2009

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy



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Skagit County Auditor

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:

That portion of Lot 14, "CHASE ACREAGE", as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Lot 14, 45.06 feet North 53° 29' East from the Southwest corner of said Lot; thence North 53° 29' East along the South line of said Lot 164 feet; thence North 40° 11' West 107.3 feet; thence South 66° 27' West 99 feet, more or less, to the West line of the land conveyed to Leroy E. Hilde and wife, Louise Hilde, by deed dated September 7, 1943 and recorded September 13, 1943, in Volume 179 of Deeds, page 508, records of Skagit County, Washington; thence Southeasterly along the line of Hilde land to the point of beginning.



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