

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO:
CITI RESIDENTIAL LENDING INC., AS ATTORNEY IN FACT
ATTN: REO DEPARTMENT
CR Title Services Inc.
P.O. Box 1500
Rancho Cucamonga, CA 91729-1500



200902020126
Skagit County Auditor

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26-36-4 SW-NE
T.S. No. T08-40687-WA
Loan No. 0106357270
Order No. 3852320

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.
95465

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: **US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST INC, ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2007-AMC4 UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007, WITHOUT RECOURSE**, GRANTEE, that real property, situated in the County of SKAGIT, State of Washington, described as follows:

SEE EXHIBIT "A"
APN No. P50004
P121511

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 FRANK H. WELCH AND DORIS M. WELCH, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, and ARGENT MORTGAGE COMPANY,LLC., as Beneficiary, dated 12-14-2006, recorded 12-20-2006, as Instrument No. 200612200089, in Book/Reel , Page/Frame , records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$247,000.00 with interest thereon, according to the terms thereof, in favor of ARGENT MORTGAGE COMPANY,LLC., 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, and a copy of said Notice was posted or served in accordance with law.


TRUSTEE'S DEED

T.S. No. **T08-40687-WA**
Loan No. **0106357270**

5. US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST INC, ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2007-AMC4 UNDER THE POOLING AND SERVICING AGREEMENT DATED JUNE 1, 2007, WITHOUT RECOURSE, being then 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" have not been cured, the Trustee, in compliance with the terms of said Deed of Trust.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," executed and recorded on **10-09-2008**, in the office of the Auditor of **SKAGIT** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200810090061**, fixed the place of sale as, **THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WASHINGTON**, a public place, on **01-09-2009** at **10:00 AM**, 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.
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 obligation secured by said Deed of Trust remaining unpaid, on **01-09-2009**, 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 bidder therefore, the property hereinabove described, for the sum of **\$262,268.19**, 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: January 26, 2009
FIRST AMERICAN TITLE INSURANCE COMPANY

Address of Trustee:
FIRST AMERICAN TITLE INSURANCE COMPANY
C/O CR TITLE SERVICES INC.
RANCHO CUCAMONGA, CA 91729-1500
C/O CR Title Services Inc.
Phone: 888-485-9191



STEPHANIE HOY, ASST SEC

State of CA } ss
County of **SAN BERNARDINO** } *Orange*

On January ²⁹~~26~~, 2009 before me, **Laura A. Kennedy** Notary Public, personally appeared **STEPHANIE HOY** 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.

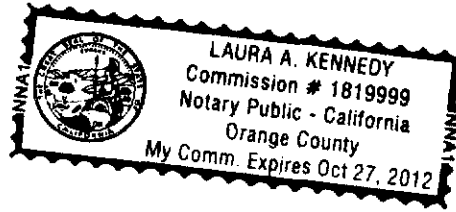
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)


Laura A. Kennedy

Notary Public



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2009

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy



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Skagit County Auditor

Exhibit A
Legal description

Tract 3, Skagit County Short Plat No. 4-75, approved March 14, 1975, and recorded May 18, 1975, in Volume 1 of Short Plats, page 24, under Auditor's File No. 814766, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M..

TOGETHER WITH an easement for ingress and egress, and utilities, over and across a strip of land being 30.00 feet in width in a portion of the Northeast $\frac{1}{4}$ in Section 26, Township 36 North, Range 4 East, W.M., said 30.00 foot strip lying 15.00 feet on each side of the following described centerline:

Commencing at the Southeast corner of said Northwest $\frac{1}{4}$; thence South $89^{\circ}50'00''$ West along the South line of said Northeast $\frac{1}{4}$ a distance of 1,292.65 feet to the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence continue South $89^{\circ}50'00''$ West along said South line a distance of 19.65 feet; thence North $01^{\circ}13'14''$ West a distance of 231.54 feet to an intersection with the Northeasterly margin of the Prairie County Road, said intersection to be hereinafter referred to a Point X; thence South $48^{\circ}47'45''$ East along said Northeasterly margin a distance of 116.36 feet to a point of curvature in said margin; thence continue along said margin and along the arc of said curve to the left having a radius of 542.96 feet, through a central angle of $24^{\circ}39'46''$, an arc distance of 233.72 feet to the true point of beginning of said 30 foot easement strip; thence $12^{\circ}37'55''$ East a distance of 131.82 feet; thence North $27^{\circ}01'50''$ West a distance of 233.39 feet; thence North $33^{\circ}20'00''$ West a distance of 144.18 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 480.00 feet, through a central angle of $15^{\circ}22'33''$ an arc distance of 128.81 feet to a point in said curve that is North $01^{\circ}13'14''$ West a distance of 365.33 feet from before mentioned point X; thence continue along said curve to the left having a radius of 480.00 feet, through a central angle of $18^{\circ}47'49''$ an arc distance of 157.47 feet to a point of tangency; thence North $67^{\circ}30'22''$ West a distance of 118.65 feet to a point of curvature; thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of $29^{\circ}47'36''$ an arc distance of 119.60 feet to a point of tangency; thence North $37^{\circ}42'46''$ West a distance of 199.22 feet to a point to be hereinafter referred to as Point Y; thence continue North $37^{\circ}42'46''$ West a distance of 335.24 feet; thence North $13^{\circ}07'03''$ West a distance of 80.39 feet to an intersection with the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the terminus of said centerline;

And also an easement for said purposes being 30.00 feet in width and lying 20.00 feet Northerly and 10.00 feet Southerly of the following described line:

Beginning at before mentioned Point Y; thence North $87^{\circ}38'00''$ East along said line a distance of 450.91 feet to a point that is North $01^{\circ}13'14''$ West a distance of 741.66 feet from before mentioned Point X; thence North $87^{\circ}43'15''$ East a distance of 20.00 feet to the terminus of said line.



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