

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067



200903270120

Skagit County Auditor

Attn: There are no contacts associated with this servicer.  
Forward Tax Statements to the address given above

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TS #: WA-08-204315-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan #: 0293000600

TITLE ORDER #: 3891361

GUARDIAN NORTHWEST TITLE CO.

95732

### TRUSTEE'S DEED UPON SALE

A.P.N.: 340432-0-061-0004 (P29423)

TRANSFER TAX: \$0.00

Plat SWSE 32-34-4

The Grantee Herein Is The Foreclosing Beneficiary.

The Amount Of The Unpaid Debt was \$257,987.28

The Amount Paid By The Grantee Was \$203,500.19

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

**Nationstar Mortgage LLC**

(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 EXHIBIT A

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **MICHAEL P. NELSON AND MICHELLE ANNE NELSON HUSBAND AND WIFE** as Trustor, dated 6/28/2007, and recorded on 6/28/2007 as instrument number 200706280159 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 11/18/2008, instrument number 200811180069, 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**

TS #: WA-08-204315-SH  
Loan #: 0293000600  
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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 2/27/2009. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$203,500.19, 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: 3/2/2009 <sup>850</sup> SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

MAR 27 2009

Amount Paid \$ 0  
By VF Skagit Co. Treasurer Deputy

By: [Signature]  
Seth Ott, Assistant Secretary

State of California)  
County of San Diego)

On 3-18-09 before me, Michelle Nguyen a notary public, personally appeared Seth Ott, 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 [Signature] (Seal)  
Michelle Nguyen



200903270120  
Skagit County Auditor

PARCEL "A":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32; thence North 89°30'21" East along the South line of said subdivision, a distance of 40.00 feet; thence North 0°00'21" East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet; thence North 89°30'21" East a distance of 110.37 feet; thence South 0°01'45" East a distance of 120.00 feet to the South line of said Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32; thence South 89°30'21" West a distance of 110.44 feet along the South line of said subdivision to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described property:

That portion of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32; thence North 0°00'21" East along the East line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼, a distance of 22.81 feet to the Northeasterly line of the Blodgett Road and the true point of beginning; thence continue North 0°00'21" East along the East line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ a distance of 17.19 feet; thence West parallel to the South line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ to the Northeasterly line of the Blodgett Road; thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line:

Beginning at the Southwest corner of the Southwest ¼ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M.; thence North 89°30'21" East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description; thence North 0°00'21" East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet.

\*\*continued on next page\*\*



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Skagit County Auditor

Order No:

PARCEL "B":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North 89°30'21" East along the South line of said subdivision, a distance of 40 feet; thence North 0°00'21" East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning; thence North 89°30'21" East a distance of 110.37 feet; thence North 0°01'45" West a distance of 25 feet; thence South 89°30'21" West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision; thence South 0°00'21" West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning.



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1:41PM