

When recorded, mail to:

HOMEQ SERVICING
701 CORPORATE CENTER DRIVE
MC: NC4743
RALEIGH, NC 27607



200904170078
Skagit County Auditor

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Trustee's Sale No: 01-FMS-65045

CHICAGO TITLE CO.



1C947075

TRUSTEE'S DEED

THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, 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: HSBC Bank USA, National Association as Trustee under Pooling and Servicing Agreement Dated as of April 1, 2007 SG Mortgage Securities Trust 2007 NC1 Asset Backed Certificates, Series 2007 NC1, GRANTEE, that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: 350617-0-077-0002/350617-0-077-0001.

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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 dated 10/2/2006, recorded in Auditor's/Recorder's No. 200610060044, records of SKAGIT County, Washington, from JOSEPH A. NELSON, A SINGLE MAN, as Grantor, to CHICAGO TITLE, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$184,500.00, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS 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 the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS, being then the holder of the indebtedness secured by said Deed of

Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on December 29, 2008 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 200812290114.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 ninety days before the sale. Further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form to which copies of the Grantor's Note and Deed of Trust were attached.
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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 3, 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 therefor, the property hereinabove described, for the sum of \$199,186.75.



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DATED: 4/3/2009

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By [Signature]
ANNA EGDORF, AUTHORIZED AGENT
Address: 816 1st Avenue, Suite 500
Seattle, WA 98104

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 4/3/2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANNA EGDORF, to me known to be the AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at: 514
My commission expires: 10/15/12

ROBERT L. MOTTER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-09-12

1064
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2009

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



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Legal Description
01-FMS-65045

EXHIBIT "A"

That portion of the Southeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Tract of land as conveyed to Harvey J. Dowling by Deed recorded in Volume 82 of Deeds, page 338, records of said County;
Thence North, a distance of 200 feet;
Thence West, a distance of 84 feet, more or less, to the East line of tract conveyed to D.L. Reece by deed recorded in Volume 71 of Deeds, page 40, records of said County;
Thence South along the East line of said tract to its Southeast corner;
Thence Northeasterly to the point of beginning;

EXCEPT the Southerly 10 feet thereof heretofore conveyed to Skagit County for road purposes;

AND EXCEPT any portion thereof lying within existing streets.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



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