



200904230122  
Skagit County Auditor

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**AFTER RECORDING RETURN TO:**

Bank of America  
Attn: Foreclosure Department  
475 Crosspoint Pkwy  
Getzville, NY 14068-9000

Waggoner, Stanley Mark and Michelle R., 485.0810011  
Loan No. 3303483360

GUARDIAN NORTHWEST TITLE CO.  
95351

**TRUSTEE'S DEED**

The **GRANTOR**, Bishop, White & Marshall, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Fannie Mae, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Legal Description attached hereto and made a part hereof.

SEC 17 TWP 35 R 6 PTN SE-NW

1120  
SKAGIT COUNTY WASHINGTON  
REAL EST

Assessor's Property Tax Parcel/Account Number(s): P41417

350617-0-092-DD11

APR 23 2009

**RECITALS:**

Amor.  
Skagit County Auditor  
By *[Signature]* Deputy

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 Mark Waggoner and Michelle R Waggoner, married to each other, as Grantor, to PRLAP, Inc. as Trustee, and Bank of America, N.A. as Beneficiary, dated November 28, 2005 recorded on December 13, 2005 as No. 200512130061.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Bank of America, N.A. 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.

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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 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. Bank of America, N.A. being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on September 4, 2008 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200809040103. An amended Notice of Trustee's Sale was recorded on March 12, 2009 under Skagit County, WA County Auditor's Number 200903120086 .
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on April 17, 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 17, 2009, the date of sale, which was not less than 190 days before 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 \$94,467.84.

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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:

PARCEL "A":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 418.6 feet North and 16 feet East of the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence East 58 feet; thence South 50 feet; thence West 58 feet; thence North 50 feet, more or less, to the point of beginning.

PARCEL "B":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 418.6 feet North and 16 feet East of the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence East 58 feet; thence South 50 feet to the true point of beginning; thence South to the North marginal line of the Old Lyman Highway; thence Westerly along said marginal line to its intersection with the Easterly marginal line of Reece Street; thence Northerly along said East marginal line of Reece Street to a point due West of the true point of beginning; thence East to the true point of beginning; EXCEPT that portion, if any, lying Westerly of the East line of the West 16 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section.



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