

RECORDING REQUESTED BY:



200904230136  
Skagit County Auditor

4/23/2009 Page 1 of 3 3:23PM

AND WHEN RECORDED MAIL TO:

**M&T Bank**  
**1 Fountain Plaza**  
**Buffalo, NY 14203**

**Attn: Chris Zeis**  
**Forward Tax Statements to the address given above**

340432-1-023-0108 P29489 SEC 32 TWP34 R4 PTN SE NE  
TS #: **WA-08-212162-SH** TR B Sp 21-71  
Loan #: **0011710332**  
TITLE ORDER #: **3914169**  
Investor No. **0011710332**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GUARDIAN NORTHWEST TITLE CO.**  
**95877**

**TRUSTEE'S DEED UPON SALE**

1124  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

A.P.N.: **34043210230108 (P29489)**

TRANSFER TAX: **\$0.00**

**APR 23 2009**

The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was **\$254,729.16**  
The Amount Paid By The Grantee Was **\$234,046.19**  
Said Property Is In The City Of **MOUNT VERNON**, County of **SKAGIT**

Amount Paid \$  
Skagit Co. Treasurer  
By *Jp* Deputy

**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

**M&T Bank**

(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:

**AS SHOWN IN EXHIBIT A**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KATIE LAWSON, A MARRIED PERSON AS HER SEPARATE ESTATE** as Trustor, dated **7/27/2006**, and recorded on **8/1/2006** as instrument number **200608010064** 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 **12/24/2008**, instrument number **200812240058**, 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-08-212162-SH**  
Loan #: **0011710332**  
Order #: **3914169**

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 **3/27/2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$234,046.19**, 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: **4/8/2009**

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**


By:   
**Seth Ott, Assistant Secretary**

State of California)  
County of San Diego)

On **4.21.09** 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  (Seal)  
**Michelle Nguyen**



**200904230136**  
**Skagit County Auditor**

Exhibit A  
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 the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 31 of "ASSESSOR'S PLAT OF STOCKFLETH'S SKYRIDGE", according to the plat recorded in Volume 9 of Plats, page 42, records of Skagit County, Washington; thence South 89 degrees 04'00" East along the South line of said Lot a distance of 120.00 feet to the Southeast corner of said Lot; thence South 0 degrees 25'30" West along the West right-of-way line of a 40 foot wide County Road, a distance of 21.48 feet; thence along a curve of said right-of-way line to the right, having a radius of 170.99 feet, an arc distance of 108.38 feet; thence North 59 degrees 07'00" West a distance of 137.56 feet; thence North 30 degrees 53'00" East a distance of 62.76 feet to the point of beginning. (Also known as Tract "B" of Short Plat No. 21-71, approved December 27, 1971).



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UNOFFICIAL DRAFT