

WHEN RECORDED MAIL TO:

LPS - WACHOVIA MORTGAGE  
4101 WISEMAN BLVD.  
SAN ANTONIO TX 78251



200905260254

Skagit County Auditor

5/26/2009 Page 1 of 4 11:43AM



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXX1776  
T.S. No. 1175680-12  
Parcel No. 3989-001-013-0309

CHICAGO TITLE CO.

1C946887

### TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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: WACHOVIA MORTGAGE FSB FKA WORLD SAVINGS BANK

Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

PTN LOT 13 LWL CO'S SAMISH RIVER ACREAGE PLAT NO 1 MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

#### 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 RONALD D PERKINS A MARRIED MAN as grantor to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee and WACHOVIA MORTGAGE FSB A FEDERAL SAVINGS BANK, as Beneficiary, dated May 06, 2008, recorded June 02, 2008, as No. 200806020145 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$189,000.00 with interest thereon, according to the terms thereof, in favor of

WACHOVIA MORTGAGE FSB A FEDERAL SAVINGS BANK

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

1458  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 26 2009

**TRUSTEE'S DEED, Con't**

Loan No: XXXXXX1776

T.S. No: 1175680-12

3. The described Deed of Trust provides that the real property conveyed 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 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.

5. WACHOVIA MORTGAGE FSB FKA WORLD SAVINGS BANK 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 premises.

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 January 09, 2009, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.200901090038.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, BURLINGTON, WASHINGTON, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with 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, 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 May 19, 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 \$207,475.73 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).



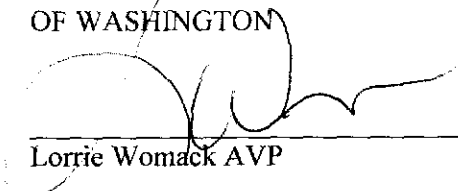
TRUSTEE'S DEED, Con't

Loan No: XXXXXX1776

T.S. No: 1175680-12

Dated: May 19, 2009

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

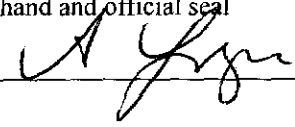
  
Lorrie Womack AVP

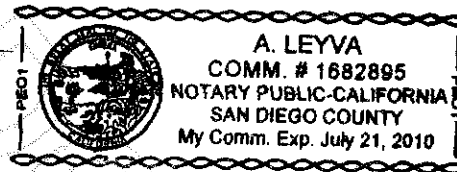
State of CALIFORNIA  
County of SAN DIEGO

On 05/20/09 before me, A Leyva, a Notary Public in and for said State, personally appeared Lorrie Womack AVP, 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

(Seal)

Signature 



**EXHIBIT 'A'**

That portion of Lot 13, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, according to the plat thereof recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of said tract a distance of 300 feet North of its Southeast corner;  
thence Southwesterly in a straight line, which if extended would intersect the South line of said tract a distance of 300 feet West of its Southeast corner, to the Easterly line of the state highway;  
thence Northwesterly along said highway line to a point a distance of 137 feet Northwesterly (measured at right angles) from the last described line;  
thence Northeasterly parallel with said line to the East line of said Tract 13;  
thence South to the point of beginning;

EXCEPT the Southeasterly 30 feet;

ALSO, that portion of Tract 13, of L.W.L. Co's Samish River Acreage, Plat No. 1, according to plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 03°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest Quarter of Section 24, Township 35 North, Range 3 East of the Willamette Meridian;  
thence North 03°22'50" West along the East line of said Tract 13 a distance of 340.83 feet to the Northeast corner of that certain parcel of land conveyed to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington;  
thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the true point of beginning;  
thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive;  
thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet;  
thence North 45°57'18" East a distance of 156.03 feet;  
thence North 41°51'03" West a distance of 6.96 feet to the true point of beginning.

Situated in Skagit County, Washington.

**- END OF EXHIBIT 'A' -**



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