



200910080131

Skagit County Auditor

10/8/2009 Page 1 of 2 3:34PM

After Recording Return To:
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

File No.: 7301.24731/THE ESTATE OF PAXMAN, ALAN J.

GUARDIAN NORTHWEST TITLE CO.

97218

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Federal National Mortgage Association, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 100706

Abbreviated Legal: Unit A204, Skyline Court

UNIT A204, SKYLINE COURT (A CONDOMINIUM), ACCORDING TO AMENDED DECLARATION THEREOF RECORDED DECEMBER 10, 1992, UNDER AUDITOR'S FILE NO. 9212100086, AND RECORDED IN VOLUME 15 OF PLATS, PAGES 33 THROUGH 37, RECORDS OF SKAGIT COUNTY, WASHINGTON.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between ALAN J. PAXMAN, AN UNMARRIED MAN, AS HIS SEPARATE ESTATE, as Grantor, to Chicago Title, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for LIME FINANCIAL SERVICES, LTD., Beneficiary, dated 08/11/08, recorded 08/20/08, under Auditor's No. 200808200056, records of Skagit County, Washington and subsequently assigned to CitiMortgage, Inc. under Skagit County Auditor's No. 200904280013.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$212,500.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for LIME FINANCIAL SERVICES, LTD. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. CitiMortgage, Inc., being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

