

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY
C/O CR TITLE SERVICES INC.



200910090103
Skagit County Auditor

10/9/2009 Page 1 of 3 4:06PM

AND WHEN RECORDED MAIL TO:
CITIMORTGAGE INC.
CR TITLE SERVICES INC.
1000 TECHNOLOGY DRIVE, MS 314
O'FALLON, MO 63368-2240

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. T09-50148-WA
Order No. 4281647

GUARDIAN NORTHWEST TITLE CO.

97513

TRUSTEE'S DEED

The GRANTOR, **FIRST AMERICAN TITLE INSURANCE COMPANY C/O CR TITLE SERVICES INC.**, 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: **CitiMortgage, Inc.**, GRANTEE, that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 3 AND 4, BLOCK 22, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON. ABBREVIATED LEGAL DESCRIPTION; LOTS 3 & 4, BLK 22, AMENDED PLAT OF BURL. APN No. P71429

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 DANIAL TODD OAKES, A SINGLE PERSON, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated 10-12-2006, recorded 10-17-2006, as Instrument No. 200610170129, in Book/Reel , Page/Frame , records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$169,342.00 with interest thereon, according to the terms thereof, in favor of "MERS" IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3116
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 09 2009

Amount Paid \$
Skagit Co. Treaeurer
By *Mam* Deputy

TRUSTEE'S DEED

T.S. No. T09-50148-WA

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 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. CitiMortgage, Inc., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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" have not been cured, the Trustee, in compliance with the terms of said Deed of Trust.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," executed and recorded on **06-18-2009**, in the office of the Auditor of **SKAGIT** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200906180106**, fixed the place of sale as: **AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA**, a public place, on **09-25-2009** 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 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-fifth and twenty-eighth day before the date of sale, and once 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 in 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **09-25-2009**, 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 **\$182,538.40**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED: October 01, 2009
 FIRST AMERICAN TITLE INSURANCE
 COMPANY □ C/O CR TITLE SERVICES INC.

Address of Trustee:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 C/O CR TITLE SERVICES INC.
 P. O. Box 16128
 Tucson, Arizona 85732-6128
 Phone: 866-702-9658

Sophia Ochoa

 Sophia Ochoa, Asst Sec

State of WA } ss
 County of Skagit }

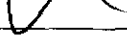


200910090103
 Skagit County Auditor

On October ~~01~~², 2009 before me, Laura A. Kennedy Notary Public, personally appeared _____ 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)
Laura A. Kennedy Notary Public



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