



201001190183  
Skagit County Auditor

1/19/2010 Page 1 of 3 10:57AM

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

File No.: 7023.04404/Gordon, Nancy K.

GUARDIAN NORTHWEST TITLE CO.

97682

**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.: 4417-000-099-0001 (P81932)

Abbreviated Legal: UNIT 99, NORTHRIDGE ESTATES CONDOMINIUM

Apartment Unit 99, "Northridge Estates Condominium", as shown on "Survey and Floor Plans", filed respectively under Auditor's File Nos. 9008280038, 9003090089, 8901100090, 8709010045, 8609050016, 8508120021, 8409210028 and 8405310048 in Volume 14 of Plats, Pages 144 and 145, in Volume 14 of Plats, Pages 124 and 125, Volume 14 of Plats, Pages 65 and 66, in Volume 14 of Plats, Pages 40 and 41, in Volume 14 of Plats, Pages 22 and 23, in Volume 14 of Plats, Pages 12 and 13, in Volume 13 of Plats, Pages 113 to 115, inclusive, and in Volume 13 of Plats, Pages 97 to 105, inclusive, and as identified by Declaration under Auditor's File No. 9101140051; being an amendment of Declarations recorded under Auditor's File Nos. 9011140056, 9011140055, 9008280039, 9003090090, 8911130095, 8901100091, 8709010046, 8609050017, 8508120022, 8002220033, 8202080028, 8405310049 and 8410010003, intended for single family residential use. (Said condominium being a portion of "Revision to Plat of Firwest Estates Division No. 1", as per Plat recorded in Volume 12 of Plats, Pages 89 and 90, records of Skagit County, Washington; the legal description being Parcels "A", "C" and "E" set forth in Article 5 of said Declaration recorded under Auditor's File No. 8002220033.) Together with an undivided 1.40 percentage interest in the common and limited common areas within said condominium as set forth in said Declaration under Auditor's File No. 9008280039, and shown on said "Survey and Floor Plans". Together with a non-exclusive and exclusive use of the common areas and limited common areas as set forth in said Declaration recorded under Auditor's File No. 9011140056. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

RECITALS:

101  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 19 2010

Amount Paid \$0  
Skagit Co. Treasurer  
By *WMM* Deputy

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 Nancy K. Gordon, a single person, as Grantor, to Northwest Trustee Services, LLC, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 11/10/08, recorded 11/17/08, under Auditor's No. 200811170098, records of Skagit County, Washington.

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 \$171,000.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, 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 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. Wells Fargo Bank, N.A., 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.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 08/31/09, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200908310142.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 January 8, 2010, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$184,957.75.



201001190183  
Skagit County Auditor

