

Filed for Record at Request of

ANDERSON HUNTER LAW FIRM  
2707 Colby Avenue, Suite 1001  
P. O. Box 5397  
Everett, WA 98206-5397  
ATTN: Lauren B. Hughes



201001260042  
Skagit County Auditor

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**TRUSTEE'S DEED**

98387

GUARDIAN NORTHWEST TITLE CO.

The GRANTOR, PATRICK F. HUSSEY, and/of ANDERSON HUNTER LAW FIRM, P.S., 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 FEDERAL HOME LOAN MORTGAGE CORPORATION, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Abbrev. Legal: Lot 1 and Ptn. Lot 2, Block 16, "PLAT OF THE TOWN OF SEDRO"

See Exhibit A, attached hereto, for full legal description.

Assessor's Tax Parcel ID No(s). 4149-016-002-0000 (P111964)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

197  
JAN 26 2010

**RECITALS:**

Amount Paid \$6  
Skagit Co. Treasurer  
By *Adam* Deputy

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 DONNA L. HENSLEY, an unmarried individual, as Grantor, to Evergreen Title Company, Inc., as Trustee, and CASCADE BANK, as Beneficiary, dated August 6, 1998, recorded August 10, 1998 as No. 9808100161, records of Skagit County, Washington, the beneficial interest of which was assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION per Assignment dated February 10, 1999.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$85,800.00 with interest thereon, according to the terms thereof, in favor of CASCADE BANK, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

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

made 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. FEDERAL HOME LOAN MORTGAGE CORPORATION, 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 property in accordance with the law and the terms of said Deed of Trust.

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 October 14, 2009 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200910140137.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the time and place of sale as 10:00 a.m. at the main entrance to the Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, 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 prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th 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 with this Notice, which was transmitted or served to or 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 11 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on January 22, 2010, 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 therefor, the property hereinabove described, for the sum of \$82,231.54 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.



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EXHIBIT A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 1, and that portion of Lot 2, Block 16, "PLAT OF THE TOWN OF SEDRO", according to the plat thereof recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington, lying West of the following described line:

Commencing at the Northwest corner of Lot 1, Block 16; thence North  $89^{\circ}59'58''$  East along the North line of Lot 1 and Lot 2, a distance of 55.13 feet to the initial point of his line description; thence South  $00^{\circ}00'20''$  West parallel with the East line of said Lot 3, Block 16, a distance of 93.00 feet; thence South  $89^{\circ}59'59''$  West parallel with the South line of said Lot 2, a distance of 2.28 feet; thence South  $00^{\circ}21'12''$  West, a distance of 27.00 feet to a point on the South line of Lot 2, which is 52.69 feet from the Southwest corner of said Lot 1, and the terminal point of this line description.



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