



201003010095

Skagit County Auditor

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AFTER RECORDING RETURN TO:

Saxon Mortgage
Attn: Foreclosure Department
4708 Mercantile Dr N
Fort Worth, TX 76137

McClure, Bryan P. and Katia V., 1866.0816461

4751-000-008-0000

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED

96103

The GRANTOR, Bishop, White & Marshall, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Federal Home Loan Mortgage Corporation, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P116716

Abbreviated Legal: Unit 8, 'Amendment to Westpoint, a condominium'

Unit 8, 'Amendment to WestPoint, a Condominium', as recorded September 7, 2000 under Skagit County Auditor's File No. 200009070034, an Amendment to "WestPoint Condominium", as recorded April 20, 2000, under Auditor's File No. 200004200062

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 Bryan P. McClure and Katia V. McClure, husband and wife, as Grantor, to Land Title Company of Skagit County as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Taylor, Bean & Whitaker Mortgage Corp. and its successors and assigns as Beneficiary, dated October 24, 2006 recorded on October 30, 2006 as No. 200610300120. Said Deed of Trust was assigned to Saxon Mortgage Services, Inc. under Skagit County Recording No. 200911170083.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Mortgage

TRUSTEE'S DEED - 1

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

504
MAR 01 2010

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Taylor, Bean & Whitaker Mortgage Corp. and its successors and assigns 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. Saxon Mortgage Services, Inc. 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 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 January 16, 2009 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200901160118. An amended Notice of Trustee's Sale was recorded on November 5, 2009 under Skagit County, WA County Auditor's Number 200911050054.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on February 5, 2010 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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.

TRUSTEE'S DEED - 2

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10. The default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 19, 2010, the date of sale, which was not less than 190 days before 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 \$145,861.00.

Dated: February 24th, 2010

Bishop, White & Marshall, P.S.
By [Signature]
William L. Bishop, Jr.

State of Washington)
) ss:
County of King)

On this 24th day of February, 2010 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr. of Bishop, White & Marshall, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.

[Signature]
Name: B. J. Ruhl
Notary Public in and for the State of
Washington, residing at: Spokane City
My Commission Expires: 5/2/2010

