



201003020061

Skagit County Auditor

3/2/2010 Page

1 of

3 3:25PM

AFTER RECORDING RETURN TO:

Bridgefield Mortgage Corporation fka ResMAE Mortgage Corporation
Attn: Foreclosure Department
7101 College Blvd. Suite 1400
Overland Park, KS 66210

Orkney, Rex W. and Mylroie, Nancy L., 1645.0901391

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED

96437

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 Bridgefield Mortgage Corporation fka ResMAE Mortgage Corporation, **GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 5100-003-570-0000 aka P84567

Abbreviated Legal: Lot 570, "Survey of Shelter Bay Division No. 3, Tribal and Allotted Lands of Swinomish Indian Reservation"

Lot 570, "Survey of Shelter Bay Division No. 3, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, Pages 839 to 842, inclusive, under Auditor's File No. 737014, and amendment thereto recorded in Volume 66 of Official Records, Page 462, under Auditor's File No. 753731, records of Skagit County, Washington.

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 Rex W. Orkney and Nancy L. Mylroie, husband and wife, as Grantor, to Land Title Company of Skagit Co. as Trustee, and Mortgage Electronic Registration Systems Inc. is a separate corporation that is acting solely a nominee for ResMAE Mortgage Corporation and its successors and assigns as Beneficiary, dated May 22, 2007 recorded on June 4, 2007 as No. 200706040220.
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

fcwatrusteesdeedlender

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX529
MAR 02 2010Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

Electronic Registration Systems Inc. is a separate corporation that is acting solely a nominee for ResMAE Mortgage Corporation 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. Mortgage Electronic Registration Systems, Inc. as a nominee for ResMae Mortgage Corporation and its successors and assigns 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 February 24, 2009 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200902240083. An amended Notice of Trustee's Sale was recorded on December 31, 2009 under Skagit County, WA County Auditor's Number 200912310082.
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 May 29, 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 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.

TRUSTEE'S DEED - 2

fcwatrusteedsdeedlender



201003020061

Skagit County Auditor

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 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 \$275,717.39.

Dated: February 24, 2010

Bishop, White & Marshall, P.S.

By [Signature]
William L. Bishop, Jr.

State of Washington)

) ss:

County of King)

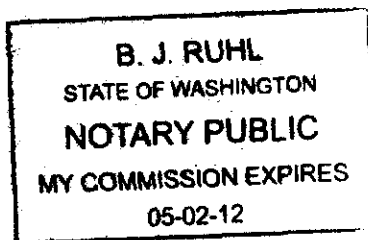
On this 24 day of February, 2010 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr. of Bishop, White & Marshall, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument 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.

Name: [Signature]

Notary Public in and for the State of
Washington, residing at: King County

My Commission Expires: 5/2/12



TRUSTEE'S DEED - 3

fcwatrusteesdeedlender



201003020061
Skagit County Auditor

3/2/2010 Page

3 of

3 3:25PM