

RECORDING REQUESTED BY:



201005060076  
Skagit County Auditor

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AND WHEN RECORDED MAIL TO:  
Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067

Attn: There are no contacts associated with this servicer.  
Forward Tax Statements to the address given above

TS #: WA-09-300516-SH 340429-0-102-0000 P28258 SPACE ABOVE THIS LINE FOR RECORDER'S USE

TITLE ORDER #: 4206595 SEC 29 TWP 34 R4 PTN NW-NW GUARDIAN NORTHWEST TITLE CO.

97969

**TRUSTEE'S DEED UPON SALE**

A.P.N.: P28258

TRANSFER TAX: \$0.00

The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$185,355.63  
The Amount Paid By The Grantee Was \$145,404.24  
Said Property Is In The City Of MOUNT VERNON, County of SKAGIT

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

Nationstar Mortgage LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of SKAGIT, State of Washington, described as follows:

AS SHOWN IN EXHIBIT ~~A~~ Schedule C attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by KATHI L. DAHL AN UNMARRIED WOMAN as Trustor, dated 9/22/2006, and recorded on 9/27/2006 as instrument number 200609270131 of the Official Records in the office of the Recorder of SKAGIT, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale recorded on 1/21/2010, instrument number 201001210059, Book xxx, Page xxx of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

1288  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 06 2010

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

**TRUSTEE'S DEED UPON SALE**

TS #: WA-09-300516-SH  
Loan #: 0240218824  
Order #: 4206595

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 4/23/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$145,404.24, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 4/27/2010

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By: *Brooke Frank*  
**Brooke Frank, Assistant Secretary**

State of California)  
County of San Diego)

On 5/4/10 before me, **Michelle Nguyen** a notary public, personally appeared **Brooke Frank**, 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 *Michelle Nguyen* (Seal)  
**Michelle Nguyen**



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TRUSTEE'S SALE GUARANTEE

Schedule "C"  
Legal Description

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

PARCEL "A":

Lot "A" of Short Plat No. MV-16-81, approved September 11, 1981, recorded September 14, 1981, in Book 5 of Short Plats, page 127, under Auditor's File No. 8109140035, being a portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

PARCEL "B":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence North  $0^{\circ}22'58''$  East, 2.66 feet on the extension of the East line of said Lot 1 to an intersection with the Westerly extension of the North line of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence North  $89^{\circ}58'43''$  East, 55.00 feet along said extension and North line (South line of Hazel Street) to the true point of beginning; thence continue North  $89^{\circ}58'43''$  East, 11.29 feet along said North line to the Northeast corner of said Albert LeRoy Campbell Tract; thence South  $0^{\circ}18'07''$  West, 153.00 feet along the East line of said Albert LeRoy Campbell Tract to the Southeast corner tract; thence South  $89^{\circ}58'43''$  West, 11.50 feet, more or less, to a point that is North  $89^{\circ}58'43''$  East, 55.00 feet from the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North  $0^{\circ}22'58''$  East, 153.00 feet parallel with said East line of "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON" to the true point of beginning.

PARCEL "C":

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at a point 300 feet North of the Southeast corner of said subdivision, said point also being the Southwest corner of Tract "C" of Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035; thence North  $0^{\circ}18'07''$  East, 182.36 feet along the East line of said subdivision to the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South  $89^{\circ}58'43''$  West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on said Short Plat. MV-16-81, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", thence South  $0^{\circ}22'58''$  West, 182.33 feet along said East line to a point that is North  $89^{\circ}51'17''$  West from the point of beginning; thence South  $89^{\circ}51'17''$  East, 11.76 feet, more or less, to the point of beginning.

\*\*Legal Description continued on ne



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Skagit County Auditor

PARCEL "D":

That portion of the following described property lying Southerly of the following described line:

Beginning at the Northeast corner of Lot 1, "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington; thence South  $0^{\circ}22'58''$  West along the East line of said lot to the point of beginning; thence South  $88^{\circ}15'32''$  West, 55.01 feet to the terminus of said line, said property described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., lying Easterly of the "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 5 of Plats, page 28, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Southwest corner of that certain tract described in Statutory Warranty Deed to Albert LeRoy Campbell and Ruth Barbara Campbell, husband and wife, recorded under Skagit County Auditor's File No. 707620; thence South  $89^{\circ}58'43''$  West, 11.50 feet, more or less, parallel with the centerline of Hazel Street as shown on Short Plat No. MV-16-81, recorded in Volume 5 of Short Plats, page 127, under Auditor's File No. 8109140035, to the East line of said "WILLIAM C. MOORE'S ADDITION TO MOUNT VERNON"; thence North  $0^{\circ}22'58''$  East, 153.00 feet along said East line and East line extended to a point that is South  $89^{\circ}58'43''$  West from the Northwest corner of said Albert LeRoy Campbell Tract; thence North  $89^{\circ}58'43''$  East, 11.29 feet, more or less, to the Northwest corner; thence South  $0^{\circ}18'07''$  West, 153.00 feet along the West line of said Albert LeRoy Campbell Tract to the point of beginning.

PARCEL "E":

That portion of the Northwest  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of a tract conveyed to Albert LeRoy Campbell by Deed recorded under Auditor's File No. 707620, said point being North  $0^{\circ}18'07''$  East, a distance of 22.36 feet from the Northwest corner of Tract B, Short Plat No. MV-16-81; thence North  $89^{\circ}58'43''$  East along the North line of said Tract B, a distance of 43.50 feet; thence North  $0^{\circ}22'58''$  East, a distance of 9.98 feet; thence North  $88^{\circ}15'32''$  West, a distance of 43.50 feet, more or less, to a point North  $0^{\circ}18'07''$  East of the point of beginning; thence South  $0^{\circ}18'07''$  West to the true point of beginning.



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