



201006140131
Skagit County Auditor

6/14/2010 Page 1 of 3 11:14AM

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

File No.: 7763.24602/Pimentel, Julio C.

GUARDIAN NORTHWEST TITLE CO.

97092

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.: 340429-4-036-0001 (P28173)

1719
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Abbreviated Legal: Section 29, Township 34, Range 4; Ptn. SW SE & SE SW

JUN 14 2010

That portion of the Southwest Quarter of the Southeast Quarter and of the Southeast Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:
Beginning at a point on the West line of the Southwest Quarter of the Southeast Quarter of said Section 29, 627 feet North of the Southwest corner of said subdivision;
Thence South 1 degree 57'30" East along the West line of said Southwest Quarter of the Southeast Quarter a distance of 150 feet to the South line of a tract conveyed to J.J. Backer by deed dated May 9, 1928, recorded May 11, 1928, under Auditor's File No. 213173;
thence West to the East line of Blodgett Road and the true point of beginning of this description;
thence East to a point 200 feet of the West line of the Southwest Quarter of the Southeast Quarter;
thence North 85 feet;
Thence Westerly in a straight line to a point on the East line of Blodgett Road which is 75 feet Northwesterly from the point beginning;
Thence Southeasterly along Blodgett Road 75 feet to the point of beginning;
Except that portion lying within the South 30 rods of the Southeast Quarter of the Southwest Quarter of said Section 29, lying Easterly of Blodgett Road.
Situated in Skagit County, Washington.

Amount Paid \$ 0
Skagit County Auditor

RECITALS:

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 Julio C. Pimentel, a married man as his separate estate, as Grantor, to Island Title Company, a Washington corporation, as Trustee, and Washington Mutual Bank, a Washington corporation, Beneficiary, dated 03/07/03, recorded 03/17/03, under Auditor's No. 200303170312, 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 \$180,000.00 with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, a Washington corporation 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. JPMorgan Chase Bank, National Association, 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 01/29/10, 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. 201001290057.

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 June 4, 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 \$186,580.95.



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