

RECORDING REQUESTED BY:
RECONTRUST COMPANY
After recording, return to:
RECONTRUST COMPANY
400 COUNTRYWIDE WAY SV-35

SIMI VALLEY, CA 93065
Forward Tax Statements to
Address listed above



201008120056

Skagit County Auditor

8/12/2010 Page 1 of 3 2:00PM

File No.: 2010 - 33395

CHICAGO TITLE
620008925

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, 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.: P32420

A PTN OF SE 1/4 OF SE 1/4 27-35-1 E W.M

PLEASE SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2447

AUG 12 2010

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

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between SUSAN L INGRAM, WHO ACQUIRED TITLE AS SUSAN L GALLACCI, AS HER SEPARATE PROPERTY, as Grantor, to LS TITLE OF WASHINGTON, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, Beneficiary, dated 03/17/2006 recorded 03/27/2006, under Auditor's/Recorder's No. 200603270213, records of Skagit County, Washington and subsequently assigned to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP under Skagit County Auditor's/Recorder's No. 201004050215.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$340,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC 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 provides that the Property is not 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 the law.

5. BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written

request directing Grantor to sell the described property in accordance with the 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 04/29/2010, 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. 201004290053.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273, a public place, at 10:00 o'clock, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and 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 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 07/30/2010, 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 \$308,220.57(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

RECONTRUST COMPANY, MA

DATED: August 03, 2010

State of: CALIFORNIA

County of: VENTURA

BY

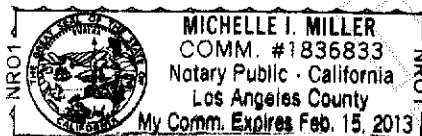
G. Hernandez, Assistant Secretary

MICHELLE I. MILLER

On AUG 05 2010 before me _____, notary public, personally appeared G. Hernandez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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.

Witness my hand and official seal.

MICHELLE I. MILLER



201008120056
Skagit County Auditor

LEGAL DESCRIPTION EXHIBIT A

All that portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27;

thence South $0^{\circ}47'07''$ West along the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 45.32 feet to the centerline of vacated Marine Drive, as vacated by Ordinance No. 1934;

thence South $59^{\circ}08'15''$ East along the centerline of vacated Marine Drive a distance of 106.64 feet;

thence on a curve to the right having a radius of 146.19 feet through a central angle of $35^{\circ}36'00''$ a distance of 96 feet, more or less, to an intersection with the Westerly line of Tyler Circle as conveyed to the City of Anacortes by deed recorded February 12, 1990, under Auditor's File No. 9002120093, records of Skagit County, Washington;

thence Northeasterly along the Westerly line of said Tyler Circle a distance of 165 feet, more or less, to the North line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27;

thence North $88^{\circ}22'03''$ West along the North line thereof a distance of 171.81 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



201008120056
Skagit County Auditor