Filed for Record at Request of

FIDELITY NATIONAL TITLE INSURANCE COMPANY

201008300101
Skagit County Auditor
8/30/2010 Page 1 of 2 10:40AM

AND WHEN RECORDED MAIL TO:
Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-2
4875 Belfort Road, Suite 130
Jacksonville, FL 32256

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. **09-07064-6.** Chicago Title 620007696
Loan No. **0031477011**
Order No. **090854185-WA-GNO**

TRUSTEE'S DEED

The GRANTOR, **FIDELITY NATIONAL TITLE INSURANCE COMPANY,** as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2007-2 , GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 11, MEADOW LANE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON

APN No. **3953-000-011-0008**

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 ROLAND R KIPLING, A MARRIED MAN, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, dated December 20, 2006, Recorded on December 29, 2006, as Instrument No. 200612290126 of Official Records in the office of the Recorder of Skagit County, WA.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of 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 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 make 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, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 17, 2010**, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201002170054**

UNOFFICIAL DOCUMENT

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , **At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA** , a public place, on **August 20, 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 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh 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 in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

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.

10 The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **August 20, 2010**, the date of sale, which was not less than 190 days from 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 $220,966.64, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

T.S. No. **09-07064-6.**

Date: August 24, 2010

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Marcy Axelrod, Authorized Signature

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2622
AUG 30 2010
Amount Paid $ Ø
Skagit Co. Treasurer
By Deputy

State of California }ss.
County of Orange }ss

On August 24, 2010, before me, Shena Marie La Rue, a Notary Public in and for said county, personally appeared Marcy Axelrod, 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.

Shena Marie La Rue # 1807664
My Commission Expires July 27, 2012

SHENA MARIE LA RUE
Commission # 1807664
Notary Public - California
Orange County
My Comm. Expires Jul 27, 2012

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Skagit County Auditor

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