



201009070156

Skagit County Auditor

9/7/2010 Page

1 of

3 9:22AM

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

IBM Lender Business Process Services, Inc. (LBPS)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Attn: John Burnett

Forward Tax Statements to the address given above

LAND TITLE OF SKAGIT COUNTY

TS #: WA-10-342372-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order #: 30216665

TRUSTEE'S DEED UPON SALE

P124877

A.P.N.: ~~250433-0-018-0008~~

TRANSFER TAX:

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$233,603.74

The Amount paid by The Grantee was, \$187,199.61

Said Property is in the City of, SEDRO WOOLLEY, 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

Federal National Mortgage Association

(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:

See legal description attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by KEITH PETERS & MICKY TOOMA-PETERS, HUSBAND & WIFE as Trustor, dated 4/12/2007, and recorded on 4/17/2007 as instrument number 200704170164 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 5/11/2010, instrument number 201005110045, 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2692

SEP 07 2010

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

TRUSTEE'S DEED UPON SALE

TS #: **WA-10-342372-SH**

Order #: **30216665**,

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 **8/13/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$187,199.61**, in lawful money of the United States, in pro per, receipt their 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 name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **9/1/10**

**QUALITY LOAN SERVICE
CORPORATION OF WASHINGTON**


By: **Brooke Frank, Assistant Secretary**

State of: **California)**


County of: **San Diego)**

On **9.1.10** 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.

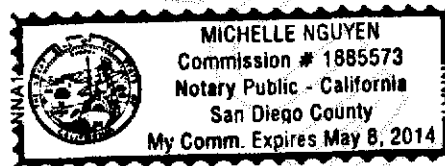
I certify under PENALTY OF PERJURY under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Michelle Nguyen

(Seal)



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Schedule "A-1"

Order No.: 135632-S
Policy No.: TSG-6304-20012

DESCRIPTION:

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

The North 109.10 feet of the South 129.10 feet of the West 55 feet of the East 110.00 feet of that parcel conveyed to Sedro-Woolley School District #101 by Statutory Warranty Deed dated April 22, 2005, recorded June 1, 2005, under Auditor's File No. 200506010069.

(Also known as Tract 2 of Survey recorded on July 14, 2006, under Auditor's File No. 200607140122, records of Skagit County, Washington.)

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.



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