

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



201009150125  
Skagit County Auditor

9/15/2010 Page 1 of 3 3:42PM

File No.: 7301.25730/Elling, David and Karen

GUARDIAN NORTHWEST TITLE CO.

99580

### 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.: P19953

Abbreviated Legal: Section 5, Township 34, Range 2 - Ptn. NW1/4

The North 132.5 feet of the South 280 feet of the West 250 feet of the following described tract:

That portion of the Northwest 1/4 of Section 5, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the Westerly line of the State Highway No. 536, as conveyed to the State of Washington by deed dated August 23, 1956, recorded October 1, 1956, under Auditor's file No. 542252, records of Skagit County, Washington, where it intersects a line drawn parallel with and 864.4 feet South of the North line of said Section 5;

thence Southerly along the Westerly line of State Highway to a point on said Westerly line which is, 1,442.3 feet South of the North line of said Section 5;

thence West parallel with said North line 800 feet, more or less, to a point 660 feet East of the West line of said Section 5;

thence North parallel with said West Section Line 577.8 feet, more or less, to a point which is 864.4 feet South of the North line of said Section 5;

thence East to the point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northeast corner of that certain parcel described in Statutory Warranty Deed to Wayne L. Abbott and Hope E. Abbott, husband and wife, recorded under Skagit County Auditor's File No. 9108150114;

thence North 88 degrees 03'11" West along the North line of said Abbott parcel, 61.20 feet;

thence South 66 degrees 44'07" East, 66.01 feet, more or less, to the East line of said Abbott Parcel at a point bearing South 1 degree 14'47" West from the point of beginning;

thence North 1 degree 14'47" East, 24.00 feet along the East line to the point of beginning.

TOGETHER WITH that portion of the Northwest 1/4 of section 5, Township 34 North, Range 2 East, W.M., described as follows:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2809

SEP 15 2010

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

Beginning at the Southeast corner of that certain parcel described in Statutory Warranty Deed to Ray L. Sizemore, a single man, and recorded under Skagit County Auditor's File No. 9003150086; thence North 88 degrees 03'11" West along the South line of Sizemore parcel, 61.20 feet the true point of beginning;  
thence North 66 degrees 44'07" West, 0.90 feet  
thence North 79 degrees 41'40" West, 121.21 feet;  
thence South 77 degrees 10'32" West, 70.39 feet, more or less, to the Southwest corner of said Sizemore parcel at a point bearing North 88 degrees 03'11" West from the true point of beginning;  
thence South 88 degrees 03'11" East along the South line of said Sizemore parcel, 188.82 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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 David Elling and Karen Elling, husband and wife., as Grantor, to Land Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc., Beneficiary, dated 10/25/06, recorded 10/30/06, under Auditor's No. 200610300122, records of Skagit County, Washington and subsequently assigned to CitiMortgage, Inc. under Skagit County Auditor's No. 201005030099.

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 \$330,000.00 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 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. CitiMortgage, Inc., 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 06/02/10, 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. 201006020046.

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 September 3, 2010, the date of



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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 \$357,259.14.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: September 11, 2010

GRANTOR  
Northwest Trustee Services, Inc.

By   
Assistant Vice President  
Northwest Trustee Services, Inc.

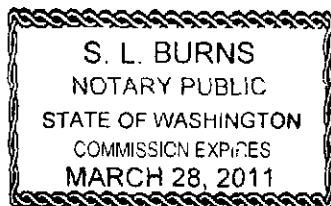
STATE OF WASHINGTON )

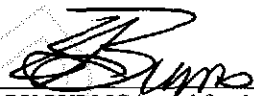
COUNTY OF KING )

ss.

I certify that I know or have satisfactory evidence that Heather Westfall is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9.11.10



  
NOTARY PUBLIC in and for the State of  
Washington, residing at King Co.  
My commission expires: 03/28/2011



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