

RECORDING REQUESTED BY:

First American Title Company



201009240057
Skagit County Auditor

9/24/2010 Page 1 of 3 2:29PM

AND WHEN RECORDED MAIL TO:

CitiMortgage, Inc.

1111 Northpoint Drive

Coppell, TX 75019

Attn: FC Escalation Team

Forward Tax Statements to the address given above

#4420364

TS #: **WA-10-354160-NH**

Title Order #: **4420364**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

99431

TRUSTEE'S DEED UPON SALE

A.P.N.: **P70896 4064-000-013-0000**

TRANSFER TAX: **\$0.00**

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was **\$255,447.22**

The Amount paid by The Grantee was, **\$255,447.22**

Said Property is in the City of, **CONCRETE**, 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:

CitiMortgage, Inc.

(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 **TROY E. SYDNES AND DONNA L. SYDNES, HUSBAND AND WIFE** as Trustor, dated **9/20/2007**, and recorded on **9/28/2007** as instrument number **200709280049** 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 **6/9/2010**, instrument number **201006090046**, Book , Page , 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**

2910

SEP 24 2010

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

TRUSTEE'S DEED UPON SALE

TS #: **WA-10-354160-NH**

Order #: **4420364**

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 **9/10/2010**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$255,447.22**, 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:

9/16/2010

**QUALITY LOAN SERVICE CORPORATION OF
WASHINGTON**

By: Brooke Frank, Assistant Secretary

State of: **California**)

County of: **San Diego**)

On 9.16.10 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

Michelle Nguyen

(Seal)



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TRUSTEE'S SALE GUARANTEE

Schedule "C" Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

A portion of the West ½ of Tract 13 of "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY", as per plat recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 13, "PLAT OF SUNRISE ADDITION, SKAGIT COUNTY", as per plat recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington; thence South 200 feet to the point of beginning of this description; thence East 200 feet; thence South 100 feet; thence West 200 feet; thence North 100 feet to the point of beginning.



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Skagit County Auditor