

RECORDING REQUESTED BY:



201011170063

Skagit County Auditor

11/17/2010 Page 1 of 2 3:46PM

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

1301470

TS #: WA-10-355275-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order #: 30250592

TRUSTEE'S DEED UPON SALE

A.P.N.: 4178-000-013-0003/P77568

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
TRANSFER TAX:

3499

NOV 17 2010

The Grantee Herein is The Foreclosing Beneficiary.
The Amount of The Unpaid Debt was \$181,069.81
The Amount paid by The Grantee was, \$143,502.33
Said Property is in the City of, SEDRO WOOLLEY, County of SKAGIT.

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

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:

LOT 13, "WEDMORE ADDITION", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 115, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT MINERAL RIGHTS AS RESERVED IN DEED DATED FEBRUARY 6, 1906 AND RECORDED APRIL 30, 1906, IN VOLUME 63 OF DEEDS, PAGE 175.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GEORGE ADAM BAUMGARDNER & KATIA BAUMGARDNER, HUSBAND & WIFE** as Trustor, dated 11/14/2007, and recorded on 11/15/2007 as instrument number 200711150123 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 7/30/2010, instrument number 201007300102, 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.

TRUSTEE'S DEED UPON SALE

TS #: WA-10-355275-SH
Order #: 30250592

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 11/5/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$143,502.33, 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: 11/12/2010

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON



By: Brooke Frank, Assistant Secretary

State of: California
County of: San Diego

On 11-12-10 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  (Seal)
Michelle Nguyen



201011170063
Skagit County Auditor