

Recording requested by:

When recorded mail to:

Metlife Home Loans  
4000 Horizon Way

Irving, TX 75063

Forward tax statements to the address given above

lot 22. Rancho San Juan del mar subdiv 11  
LAND TITLE OF SKAGIT COUNTY P68456



201012030235  
Skagit County Auditor

12/3/2010 Page 1 of 4 4:07PM

136442-SA

Space above this line for recorders use

TS # 057-011938

Order # 30259349

Loan # 0060944311

### Trustee's Deed

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO LAWYERS TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION, 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:

**The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**

GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**SEE ATTACHED EXHIBIT "A"**

Parcel Number: 3982-000-022-0000

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon TRUSTEE by the Deed of Trust dated 5/21/2007, executed by STEVEN J HELLMAN & CARRIE HELLMAN, HUSBAND & WIFE as Trustor, recorded on 5/31/2007, instrument number 200705310124, Official Records in the Office of the Recorder of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$748,800.00 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 described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3667

DEC 03 2010

Amount Paid \$   
Skagit Co. Treasurer  
By *Adm* Deputy

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. **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-4, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement,** 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 08-03-10 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. 201008030062
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 11/5/2010 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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 11/5/2010, 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 **\$526,150.00**, 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.



201012030235  
Skagit County Auditor

TS # 057-011938

Date: 11/23/2010

FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR BY MERGER TO LAWYERS TITLE INSURANCE CORPORATION, A NEBRASKA CORPORATION

*Patricia Sabatino*

By: **PATRICIA SABATINO, ASSISTANT SECRETARY**  
Authorized Signatory

State of California  
County of Orange )

On 11/23/2010 before me, Dana A Rosas  
personally appeared Patricia Sabatino 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

*Dana A Rosas*

(Seal)



201012030235  
Skagit County Auditor

**EXHIBIT "A"**

PARCEL "A":

Lot 22, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an undivided 1/23 interest in and to the following described tract of land for the purposes of giving each owner beach access, the North 26 feet of Lot 1, as measured on the West side thereof, "PLAT OF RANCH SAN JUAN DEL MAR, SUBDIVISION NO. 11" as recorded under Skagit County Auditor's File Nos. 732552 and 732553, records of Skagit County, Washington, less the North 6 feet thereof.

Situate in the County of Skagit, State of Washington.



201012030235  
Skagit County Auditor