

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



201012090049

Skagit County Auditor

12/9/2010 Page

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210:28AM

File No.: 7069.25078/Davenport, James R. and Julia R.

GUARDIAN NORTHWEST TITLE CO.

**Trustee's Deed**

94939

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 Home Loan Mortgage Corporation, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 340505-0-004-0006 P30033

Abbreviated Legal: Section 5, Township 34, Range 5; Ptn. Gov. Lot 2

That portion of the North 1/2 of Government Lot 2, Section 5, Township 34 North, Range 5 East, W.M., lying North of the County Road known as the Joe Johnson Road and West of the Right Of Way granted to the United States of America, under that certain instrument recorded in Volume 214 of Deeds, Page 20, under Auditor's File No. 397663, Records of Skagit County, Washington. 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 Beneficiary by that certain Deed of Trust between James R. Davenport and Julia R. Davenport, husband and wife, as Grantor, to Old Republic Title Company, as Trustee, and Mortgage Electronic Registration Systems, Inc., Beneficiary, dated 08/24/07, recorded 08/31/07, under Auditor's No. 200708310200, records of Skagit County, Washington and subsequently assigned to Ocwen Loan Servicing, LLC under Skagit County Auditor's No. 200909290134.

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. Ocwen Loan Servicing, LLC, being then the holder 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.

