



201012200177

Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3800

DEC 16 2010

File No.: 7023.77226/NAPLACHOWSKI, BRIAN C. AND LISA S.

### Trustee's Deed

Amount Paid \$3800  
Skagit Co. Treasurer  
By *[Signature]* Deputy

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.: P43549

Abbreviated Legal: Ptn, SE NE, Sec. 9, T35N, R8EWM

Parcel A: that portion of the Southeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian, described as follows: beginning at a point on the Northerly line of the County Road adjoining the right of way of the Great Northern Railway Co., which being the Southwest corner of a tract conveyed June 21, 1950 to Ollen Steen by deed recorded under Auditor's File No. 447610, Records of Skagit County, Washington; thence North 95 feet, more or less, to the South line of a tract conveyed to Warren Evans by deed recorded in Volume 99 of deeds, Page 465; thence West 100 feet, more or less, to the Northeast corner of a tract conveyed to Hester Mae Fessler, by deed recorded under Auditor's File No. 393640; thence South to the County Road; thence Easterly along said County Road to the Point of Beginning. Situated in Skagit County, Washington. Parcel B: that portion of the Southeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian, described as follows: beginning at a point in the East line of said subdivision 175 feet North of the intersection of said line with the Northerly line of the right of way of the Great Northern Railway Company (said point being 12 feet East of the Southeast corner of that certain tract of land deeded by Charles W. Greist to Warren Evans by deed recorded in Volume 99 of Deeds, Page 465); running thence West along the South line of said Evans Tract 312 feet to the True Point of Beginning; thence West 100 feet; thence South 59 feet, more or less, to the Northerly line of the County road; thence Southeasterly along the Northerly line of said County road to a point due South of the True Point of Beginning; thence North 78 feet, more or less, to the True Point of Beginning. Situated in Skagit County, Washington. Parcel C: that portion of the Southeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian, described as follows: beginning at a point on the West line of the County Road, 12 feet West and 175 feet North of the point where the North line of the Great Northern Railway right of way intersects the East line of the Section; thence West 300 feet to the Point of Beginning of this description; thence West 100 feet; thence North 50 feet; thence East 100 feet; thence South 50 feet to the Place of Beginning, except that portion thereof embraced within the boundaries of that certain tract conveyed to Ida Tigard by deed dated March 29, 1932, and recorded April 16, 1932, in Volume 154 of deeds, Page 440, Records of Skagit County, Washington. Situated in Skagit County, Washington. Parcel D: that portion of the Southeast Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian, described as follows: beginning at a point on the West line of the County Road 12 feet West and 175 feet North of the point where the North line of the Great Northern Railway right-of-way intersects the East line of said section; thence West 200 feet to the True Point of Beginning; thence continuing West 100 feet; thence North 50 feet; thence East 100 feet; thence South 50 feet to the Point of Beginning. Situated in Skagit County, 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 Brian C. Naplachowski and Lisa S. Naplachowski, husband and wife, as Grantor, to Chicago Title Company, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 08/20/04, recorded 08/27/04, under Auditor's No. 200408270163, records of Skagit County, Washington.

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 \$127,200.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. 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. Wells Fargo Bank, N.A., 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.

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 09/07/10, 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. 201009070268.

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 December 10, 2010, the date of 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 Beneficiary, the highest bidder therefore, for the sum of \$128,259.59. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.



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