

WHEN RECORDED MAIL TO:

AURORA LOAN SERVICES, LLC
2617 COLLEGE PARK DRIVE
SCOTTSBLUFF NE 69361-2294



201101070144
Skagit County Auditor

1/7/2011 Page 1 of 4 3:23PM



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXX3402
T.S. No. 1222034-12
Parcel No. P54855 3769-034-019-0904

GUARDIAN NORTHWEST TITLE CO.

97774

4175294

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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:

AURORA LOAN SERVICES

Grantee

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

THAT PORTION OF LOT 9 SECTION 19 TOWNSHIP 34 NORTH RANGE 4 EAST W.M.
DESCRIBED AS FOLLOWS MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT B.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between
RUFINO ZAVALA SUAREZ JR, A MARRIED MAN AS HIS SEPARATE ESTATE

as grantor to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated March 22, 2007, recorded March 27, 2007, as No. 200703270091 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$211,500.00 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

56

JAN 07 2011

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

TRUSTEE'S DEED, Con't

Loan No: XXXXXX3402

T.S. No: 1222034-12

3. The described Deed of Trust provides that the real property conveyed is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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. AURORA LOAN SERVICES being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described premises.

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 September 07, 2010, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.201009070172.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, MOUNT VERNON, WASHINGTON, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with 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, to which copies of the Grantor's Note and Deed of Trust were attached.

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 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 Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$95,000.00 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).



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TRUSTEE'S DEED, Con't

Loan No: XXXXXX3402

T.S. No: 1222034-12

Dated: December 10, 2010

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON


Joe Krasovic, A.V.P.


State of CALIFORNIA
County of SAN DIEGO

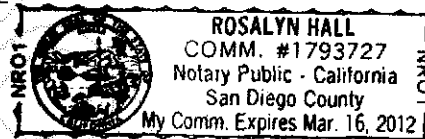
JAN 03 2011

On _____ before me, **Rosalyn Hall**,
a Notary Public, personally appeared **Joe Krasovic**, 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

(Seal)

Signature 



"Exhibit B"

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

That portion of Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning 562.5 feet South and 30 feet West of the Northeast corner of said Section; thence West, 125 feet; thence North 40 feet; thence East, 125 feet to the West line of 4th Street; thence South 40 feet to the point of beginning being known as the North 20 feet of Lot 13, and the South 20 feet of Lot 14, of the unrecorded plat of Conway Tracts; TOGETHER WITH an easement for a driveway on the North side of said property as set forth in Driveway Easement, an Agreement dated July 6, 1953, between Maude Burbank and Glenn Shellenberger, et ux. recorded July 9, 1953, under Auditor's File No. 490355, and in Volume 257 of Deeds, Pages 69-73, in the office of the Auditor of Skagit County, Washington.



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Skagit County Auditor