

RECORDING REQUESTED BY:



201101270010
Skagit County Auditor

1/27/2011 Page

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3 9:04AM

AND WHEN RECORDED MAIL TO:

JPMorgan Chase Bank, N.A.
7301 Baymeadows Way
Jacksonville, FL 32256

Attn: There are no contacts associated with this servicer.
Forward Tax Statements to the address given above

TS #: WA-09-264568-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order #: 090205292-WA-GNO

TRUSTEE'S DEED UPON SALE

A.P.N.: 330432-3-012-0100 330432-3-013-0008 TRANSFER TAX: \$0.00

330432-3-001-0100-
0010

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$1,598,560.01

The Amount paid by The Grantee was, \$799,802.50

Said Property is in the City of, STANWOOD, County of SKAGIT.

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:

JPMorgan Chase Bank, National 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:

See legal description attached

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **RICHARD PAUL LAROCHE AND CHRSTINE RABE, HUSBAND AND WIFE** as Trustor, dated 6/14/2007, and recorded on 6/26/2007 as instrument number 200706260009 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 2/24/2010, instrument number 201002240049, 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.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

239

JAN 27 2011

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

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 6/18/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$799,802.50, in lawful money of the United States, in pro per, receipt their of is hereby acknowledged.

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: 12/10/2010

**QUALITY LOAN SERVICE CORPORATION OF
WASHINGTON**


By: Brooke Frank, Assistant Secretary

State of: **California**
County of: **San Diego**

On 12.10.10 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



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After Recording Return to:
Mary Stearns, WSBA #42543
Albert Lin, WSBA #28066
McCarthy & Holthus, LLP
19735 10th Ave NE, Suite N200
Poulsbo, WA 98370

Title of the Instrument: Trustees Deed Upon Sale

Reference numbers of the documents: TS WA-09-264568-SH

Tristor(s): PAUL LAROCHE and CHRISTINE RABE, HUSBAND AND WIFE

Trustee/Grantor: Quality Loan Service Corporation of Washington

Grantee/Foreclosing Beneficiary: JP Morgan Chase Bank, NA

Legal Description:

ACRES 38.4, OPEN SPACE#52 #854801 1978: THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4 IN SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,
EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST
CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST 20 FEET,
MORE OR LESS, TO THE WEST LINE OF THE COUNTY ROAD AND THE TRUE POINT
OF BEGINNING; THENCE NORTH 165 FEET; THENCE WEST 264 FEET; THENCE
SOUTH 165 FEET; THENCE EAST 264 FEET, TO THE TRUE POINT OF BEGINNING,
EXCEPT ROADS. OPEN SPACE#52 #854801 1978: THE NORTHEAST 1/4 OF THE
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EXCEPT ROADS.

Parcel Number: 330432-3-012-0100 330432-3-013-0008 330432-3-001-0100



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Skagit County Auditor