

RECORDING REQUESTED BY:



201102170066

Skagit County Auditor

2/17/2011 Page

1 of

2 2:04PM

AND WHEN RECORDED MAIL TO:

Aurora Loan Services LLC
10350 Park Meadows Dr.
Littleton, CO 80124

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

TS #: **WA-10-385499-SH**
Title Order #: **100538833-WA-GSI**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: **4098-001-008** 0005 TK TRANSFER TAX: **\$0.00**

The Grantee Herein is The Foreclosing Beneficiary.
The Amount of The Unpaid Debt was **\$166,972.37**
The Amount paid by The Grantee was, **\$166,972.37**
Said Property is in the City of, **CONWAY**, 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:

Aurora Loan Services, LLC

(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:

LOT 7 AND 8, BLOCK 1, "PLAT OF THE TOWN OF CONWAY, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 6, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. NOTE FOR INFORMATIONAL PURPOSES ONLY: THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT. LOTS 7 AND 8 BLOCK 1 TOWN OF CONWAY

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **SHEILA L. HERBST**, AS HER SEPARATE PROPERTY as Trustor, dated **9/23/2005**, and recorded on **10/3/2005** as instrument number **200510030086** 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 **11/3/2010**, instrument number **201011030115**, 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 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 2/4/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$166,972.37, 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: 2/10/2011 ⁴⁵⁴
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
QUALITY LOAN SERVICE CORPORATION OF WASHINGTON
FEB 17 2011
By: Brooke Frank, Assistant Secretary

Amount Paid \$ 0
Skagit Co. Treasurer
County of: San Diego By MF Deputy

On 2-10-2011 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 Michelle Nguyen (Seal)
Michelle Nguyen

