

RECORDING REQUESTED BY:



201102280180
Skagit County Auditor

2/28/2011 Page 1 of 3 2:10PM

AND WHEN RECORDED MAIL TO:

Marix Servicing LLC
1925 W. Pinnacle Peak Rd.
Phoenix, AZ 85027

Attn: Michelle McCaffrey
Forward Tax Statements to the address given above

TS #: WA-10-356876-SH
Title Order #: 100246181-WA-GNO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CHICAGO TITLE
TRUSTEE'S DEED UPON SALE 620010208

A.P.N.: 340325-0-045-0005 P22719 TRANSFER TAX: \$0.00

The Grantee Herein is The Foreclosing Beneficiary.
The Amount of The Unpaid Debt was \$305,385.30
The Amount paid by The Grantee was, \$177,500.00
Said Property is in the City of, MOUNT VERNON, 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:

J.P. Morgan Mortgage Acquisition Corp

(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:

Please see attached P.M. Gov't Lot 5 in 25-34-3

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by STACY R MATTSON AND TERESA S MATTSON HUSBAND AND WIFE as Trustor, dated 3/5/2007, and recorded on 3/7/2007 as instrument number 200703070120 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 11/16/2010, instrument number 201011160074, 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 2/18/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$177,500.00, 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: 2/24/11

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

[Handwritten Signature]
By: **Adriana Hernandez, Assistant Secretary**

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

On 2.24.2011 before me, **Michelle Nguyen** a notary public, personally appeared **Adriana Hernandez**, 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 *[Handwritten Signature]* (Seal)
Michelle Nguyen



560

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

FEB 28 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy



201102280180

Skagit County Auditor

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22719
For Tax Map ID(s): 340325-0-045-0005

That portion of Government Lot 5 in Section 25, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the Old County Road lying Easterly of Kimbles Slough and a point which is 577.5 feet North of the South line of said Government Lot 5;
Thence East parallel to the South line of said Government Lot 5 a distance of 215 feet;
Thence North parallel to the East line of said Government Lot 5 a distance of 588 feet to the true point of beginning;
Thence continue North parallel to the East line of said Government Lot 5 a distance of 155 feet to the North line of said Government Lot 5;
Thence West along the north line of said Government Lot 5 to the Easterly line of said County Road;
Thence Southerly along the Easterly line of said Old County Road to a line which is parallel to the South line of said Government Lot 5 and which intersects the true point of beginning;
Thence East to the true point of beginning.

Situated in Skagit County, Washington.

