

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



201102280184  
Skagit County Auditor

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File No.: 8027.20366/Brimmer, Jason S.

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

100492

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 HSBC Mortgage Services, Inc., as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4735-000-049-0000 (P116083)

Abbreviated Legal: LOT 49, "PLAT OF SPRING MEADOWS-DIV. II"

Lot 49, "Plat of Spring Meadows - Div. II", as per plat recorded in Volume 17 of Plats, Pages 75 and 76, records of 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 Jason S. Brimmer, as his separate estate, as Grantor, to First American Title Insurance Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Calusa Investments, LLC, successors and successor assigns, Beneficiary, dated 05/26/06, recorded 06/01/06, under Auditor's No. 200606010085, records of Skagit County, Washington and subsequently assigned to HSBC Mortgage Services, Inc. under Skagit County Auditor's No. 201010210100.

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 \$216,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Calusa Investments, LLC, successors and successor assigns 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. HSBC Mortgage Services, Inc., 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.

