



201103210054

Skagit County Auditor

RECORDING REQUESTED BY:

3/21/2011 Page 1 of 3 10:45AM

AND WHEN RECORDED MAIL TO:

Dovenmuehle Mortgage, Inc.
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8924

Attn: Harry Swanson

Forward Tax Statements to the address given above

TS #: WA-09-281661-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order #: 4133566

TRUSTEE'S DEED UPON SALE

A.P.N.: 34041630140006

TRANSFER TAX: \$0.00

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$156,390.85

The Amount paid by The Grantee was, \$156,390.85

Said Property is in the City of, **MOUNT VERNON**, County of **SKAGIT**.

GUARDIAN NORTHWEST TITLE CO.

97475

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:

LVN CORPORATION

(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

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **SANDRA V. DYKSTRA, A WIDOW** as Trustor, dated 2/6/2007, and recorded on 2/20/2007 as instrument number **200702200149** 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 12/8/2010, instrument number **201012080046**, 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 **3/11/2011**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$156,390.85**, 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:

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: **Adriana Hernandez**, Assistant Secretary

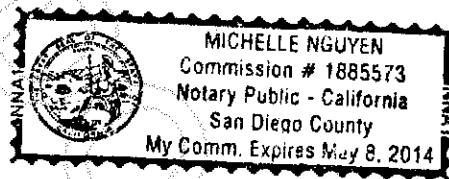
State of: **California**
County of: **San Diego**

On **3.14.11** 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 **Michelle Nguyen** (Seal)
Michelle Nguyen



**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

MAR 21 2011

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



Skagit County Auditor
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TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

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

The West 232 feet of the South 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., EXCEPT the North 210 feet thereof, and EXCEPT the East 80 feet thereof, AND ALSO EXCEPT the West 30 feet thereof for La Venture Road, AND ALSO EXCEPT the South 30 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 542585 and ALSO EXCEPT mineral rights as reserved by State of Washington in deed recorded under Auditor's File No. 82667 in Volume 83 of Deeds, page 432.

EXCEPTING therefrom that portion described as follows:

The West 6 feet of the following described Parcel "A" lying adjacent to and parallel with the East right-of-way line of LaVenture Road, together with that portion described as follows:

Beginning at a point 30 feet North of the Southwest corner of Section 16, Township 34 North, Range 4 East, W.M.; thence South 88 degrees 20'46" East, a distance of 36 feet, to the true point of beginning; thence continuing South 88 degrees 20'46" West, a distance of 25.87 feet; thence South 0 degrees 25'42" West, a distance of 20 feet, to the true point of beginning.



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