

WHEN RECORDED MAIL TO:

WELLS FARGO BANK, NA FKA WACHOVIA MORTGA  
4101 WISEMAN BLVD.  
SAN ANTONIO TX 78251



201103240144  
Skagit County Auditor

3/24/2011 Page 1 of 3 2:11PM



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXX5346  
T.S. No. 1177618-12  
Parcel No. 340418-0-072-0009

**TRUSTEE'S DEED**

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB

Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

THAT PORTION OF GOVERNMENT LOT 8 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN AN OLD ESTABLISHED FENCE LINE SOUTH 89°29'30 WEST 794 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 8; THENCE WEST ALONG SAID FENCE LINE 90 FEET; THENCE SOUTH 145 FEET TO THE NORTH LINE OF ROAD KNOWN AS WILLOW LANE; THENCE EAST ALONG SAID ROAD 90 FEET; THENCE NORTH TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between ALISSA F BROWN AN UNMARRIED WOMAN

as grantor to FIRST AMERICAN TITLE INSURANCE COMPANY, as trustee and WORLD SAVINGS BANK FSB A FEDERAL SAVINGS BANK, as Beneficiary, dated October 12, 2006, recorded October 18, 2006, as No. 200610180065 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

TDUSWA.DOC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 833

MAR 24 2011

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Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$188,000.00 with interest thereon, according to the terms thereof, in favor of WORLD SAVINGS BANK FSB A FEDERAL SAVINGS BANK and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

**TRUSTEE'S DEED, Con't**

Loan No: XXXXXX5346

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3. The described Deed of Trust provides that the real property conveyed is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, N.A. F/K/A WACHOVIA MORTGAGE, FSB F/K/A WORLD SAVINGS BANK, FSB being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described premises.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on August 11, 2010, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.201008110064.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, MOUNT VERNON, WASHINGTON, a public place, and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 11, 2011, the date of sale, which was not less than 190 days from the date of default in the



obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$138,876.00 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

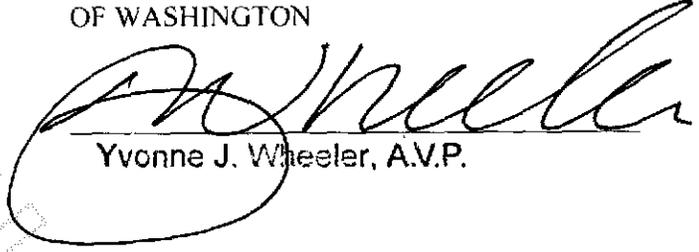
**TRUSTEE'S DEED, Con't**

Loan No: XXXXXX5346

T.S. No: 1177618-12

Dated: March 11, 2011

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

  
Yvonne J. Wheeler, A.V.P.

State of CALIFORNIA  
County of SAN DIEGO

On MAR 16 2011 before me, Rosalyn Hall,  
a Notary Public, personally appeared Yvonne J. Wheeler, 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

(Seal)

Signature 

