

RECORDING REQUESTED BY:



201105100039

Skagit County Auditor

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AND WHEN RECORDED MAIL TO:

IBM Lender Business Process Services, Inc. (LBPS)
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Attn: John Burnett

Forward Tax Statements to the address given above

TS #: WA-10-404089-SH

Title Order #: 100705278-WA-GSI

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED UPON SALE

A.P.N.: 4638-000-037-0006

TRANSFER TAX:

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$325,201.24

The Amount paid by The Grantee was, \$257,638.64

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:

Federal National Mortgage Association

(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 37, "THE MEADOW PHASE II", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, 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. LOT 37, MEADOW PH. II

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by JEREMY R. ELDRIDGE, AN UNMARRIED MAN WENDY A. ANGELES, AN UNMARRIED WOMAN as Trustor, dated 3/1/2007, and recorded on 3/2/2007 as instrument number 200703020134 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 1/26/2011, instrument

number 201101260127, 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 4/29/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$257,638.64, 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: 5-2-2011

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: *Adriana Hernandez*
Adriana Hernandez, Assistant Secretary

State of: **California**

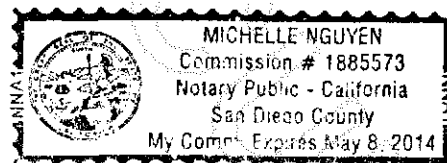
County of: **San Diego**

On **MAY 03 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 *Michelle Nguyen* (Seal)
Michelle Nguyen



1385
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2011

Amount Paid \$ *φ*
Skagit Co. Treasurer
By *MF* Deputy



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Skagit County Auditor

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