



201105160089  
Skagit County Auditor

5/16/2011 Page 1 of 2 1:34PM

AND WHEN RECORDED MAIL TO:  
LoanCare Servicing Center, Inc.  
3637 Sentara Way, Suite 303  
Virginia Beach, VA 23452

TS #: WA-10-375344-SH

Title Order #: 4499303

1ST AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

3950-062-012-0022 P67361

100115-2

**TRUSTEE'S DEED UPON SALE**

A.P.N.: P67361

TRANSFER TAX: \$0.00

The Grantee Herein is The Foreclosing Beneficiary.  
The Amount of The Unpaid Debt was \$117,060.67  
The Amount paid by The Grantee was, \$117,060.67  
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:

**Freedom Mortgage 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:

**LOTS 11 AND 12, BLOCK 2, "MARTIN & BAILEY'S ADDITION TO WEST MT VERNON, SKAGIT COUNTY, WASH", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **DONNA TYACKE, A SINGLE WOMAN** as Trustor, dated 4/1/2009, and recorded on 4/7/2009 as instrument number 200904070056 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 9/27/2010, instrument number 201009270165, 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#1455

MAY 16 2011

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

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 1/7/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$117,060.67, 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:

5-12-2011

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By: Adriana Hernandez, Assistant Secretary

State of: California

County of: San Diego

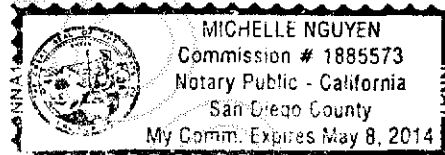
On MAY 12 2011 before me, **Michelle Nguyen** a notary public, personally appeared **Adriana Hernandez**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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**



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