



201108020063

Skagit County Auditor

8/2/2011 Page 1 of 2 3:05PM

AND WHEN RECORDED MAIL TO:

Americas Servicing Company  
1 Home Campus X2504-017  
Customer Service  
Des Moines, IA 50328

Attn: Lisa Brantley

Forward Tax Statements to the address given above

TS #: WA-10-395868-SH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order #: 100632954-WA-GSI

## TRUSTEE'S DEED UPON SALE

A.P.N.: 4887-000-053-0000

TRANSFER TAX: \$0.00

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$324,503.67

The Amount paid by The Grantee was, \$233,750.00

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:

**HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3**

(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 53, "SKAGIT HIGHLANDS DIVISION II," AS PER PLAT RECORDED ON APRIL 4, 2006, UNDER AUDITOR'S FILE NO. 200604040052, 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 53, SKAGIT HIGHLANDS DIV. II**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **STACY L. DE LA O AND JULIO R. DE LA O, WIFE AND HUSBAND** as Trustor, dated **1/12/2007**, and recorded on **1/22/2007** as instrument number **200701220204** 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 3/15/2011, instrument number 201103150057, 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 6/17/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$233,750.00, 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:

10-23-11

2337  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 02 2011

QUALITY LOAN SERVICE CORPORATION OF  
WASHINGTON

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

By: Adriana Hernandez, Assistant Secretary

State of: California By  
County of: San Diego

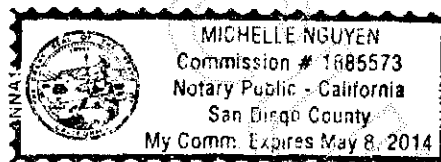
On JUN 24 2011 before me, **Michelle Nguyen** a notary public, personally appeared **Adriana Hernandez**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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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Skagit County Auditor