

7
Filed for Record at Request of

FIDELITY NATIONAL TITLE INSURANCE
COMPANY

AND WHEN RECORDED MAIL TO:

Deutsche Bank National Trust Company, as Indenture
Trustee for American Home Mortgage Investment
Trust 2005-1

4875 Belfort Road, Suite 130
Jacksonville, FL 32256



201108180064

Skagit County Auditor

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T.S. No. 11-01403-6
Loan No. 0030388631
Order No. 767369

CHICAGO TITLE

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

CT 1029 MISC

TRUSTEE'S DEED

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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: Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED PROPERTY DESCRIPTION

9-34-2 et al

APN No. P20194

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 LLOYD R. FISCHER, SHIRLEY E. FISCHER, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN HOME MORTGAGE ACCEPTANCE, INC., as Beneficiary, dated January 4, 2005, Recorded on January 12, 2005, as Instrument No. 200501120100 of Official Records in the office of the Recorder of Skagit County, WA.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$519,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN HOME MORTGAGE ACCEPTANCE, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein 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 "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. Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-1, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

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 May 13, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201105130046 .

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as, At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA , a public place, on 08/12/2011 at 10:00 AM, 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 prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in 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 August 12, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$531,250.00.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2502

AUG 18 2011

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



201108180064
Skagit County Auditor

T.S. No. 11-01403-6.
Date: August 15, 2011

FIDELITY NATIONAL TITLE INSURANCE COMPANY

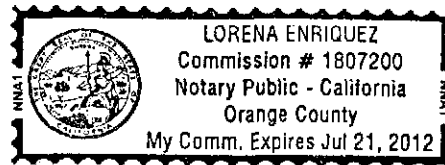

Lisa Rohrbacker, Authorized Signature


State of California }ss.
County of Orange }ss

On August 15, 2011, before me, Lorena Enriquez, a Notary Public in and for said county, personally appeared Lisa Rohrbacker, 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.




Lorena Enriquez # 1807200
My Commission Expires July 21, 2012



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EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **SKAGIT**, STATE OF **WASHINGTON**, AND IS DESCRIBED AS FOLLOWS:

**SECTION 9, TOWNSHIP 34, RANGE 2; PTN. GOV LOT 4 TOGETHER WITH SECOND CLASS
TIDELANDS**

**THAT PORTION OF GOVERNMENT LOT 4, SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.,
DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 40 RODS OF SAID LOT 4, 302.88 FEET
SOUTH OF THE NORTHWEST CORNER THEREOF (WHICH POINT IS 2 1/2 FEET SOUTH OF THE
CENTER LINE OF EXISTING POWER POLE LINE); THENCE NORTH 88 DEGREES 44' EAST PARALLEL
TO THE SOUTH SIDE OF THE EXISTING POWER POLE LINE 264.0 FEET TO THE TRUE POINT OF
BEGINNING; THENCE NORTH 88 DEGREES 44' EAST PARALLEL TO THE SOUTH SIDE OF THE
EXISTING POWER POLE LINE 66.0 FEET; THENCE SOUTH 0 DEGREES 40' WEST OF THE TRUE
POINT OF BEGINNING; THENCE NORTH 0 DEGREES 40' EAST TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF
WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.**



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