



201109190077

Skagit County Auditor

9/19/2011 Page 1 of 3 1:47PM

After recording, return to:
RECONTRUST COMPANY
400 National way
SIMI VALLEY, CA 93065

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20112797
SEP 19 2011

File No.: 2007 - 25334

Amount Paid \$
Skagit Co. Treasurer

99718

By 1st AM 9/16/11 4455290 **Trustee's Deed** **GUARDIAN NORTHWEST TITLE CO.**
Depositor 1st AM SPACE ABOVE THIS LINE FOR RECORDER'S USE

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6, as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No.: 3932-000-009-0008

TRACT 9-A SHORT PLAT NO. 30-78 BEING A PTN OF TRACT 9 AND 10 ASSESSORS PLAT OF JESS KNUTZEN'S TRACTS AND TRACT 8 ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS. SEE EXHIBIT A FOR FULL LEGAL.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between COREY ZEMBRUSKI, AN UNMARRIED MAN, as Grantor, to LAND TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Beneficiary, dated 04/08/2004 recorded 04/09/2004, under Auditor's/Recorder's No. 200404090181, records of Skagit County, Washington and subsequently assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6 under Skagit County Auditor's/Recorder's No. 201005210096.
2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$308,125.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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 Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.
5. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6, being

then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 02/18/2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201102180067.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid St., in the city of Mount Vernon, WA, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 05/20/2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$346,500.00(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

RECONTRUST COMPANY, N.A.

DATED: May 24, 2011
State of: California
County of: Ventura

BY G. Hernandez 5/25/11
G. Hernandez, Assistant Secretary

On MAY 26 2011 before me JEANINE HOFFMAN, notary public, personally appeared G. Hernandez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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.

Witness my hand and official seal.

Jeanine Hoffman
JEANINE HOFFMAN



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Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

Tract 9-A of Skagit County Short Plat No. 30-78, approved May 16, 1978, recorded May 16, 1978 in Volume 2, page 213 of Short Plats, under Auditor's File No. 879586; being a portion of Tracts 9 and 10, "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, page 85, records of Skagit County, Washington.

EXCEPT the East 15 feet thereof.

Parcel "B":

That portion of Tract 8, "ASSESSOR'S PLAT OF JESS KNUTZEN'S TRACTS", as per plat recorded in Volume 8 of Plats, page 85, records of Skagit County, Washington; being more particularly described as follows:

Beginning at the Southeast corner of said Tract 8; thence West along the South line of said Tract 8, a distance of 4.2 feet; thence North $0^{\circ}08'28''$ West, a distance of 201.0 feet to the North line of said Tract 8; thence East along the North line of said Tract 8, a distance of 6.0 feet to the Northeast corner of said Tract 8; thence South $0^{\circ}21'28''$ West, a distance of 210.00 feet to the point of beginning.



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