



201110190041

Skagit County Auditor

10/19/2011 Page 1 of 2 1:41PM

AND WHEN RECORDED MAIL TO:

Seterus, Inc. fka IBM Lender Business Process Services, Inc.
14523 SW Millikan Way, Suite 200
Beaverton, OR 97005

Attn: John Burnett

TS No.: WA-11-443588-SH

Title Order No.: 54024301ST AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

101781

TRUSTEE'S DEED UPON SALE

A.P.N.: P120677

TRANSFER TAX:

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$163,593.20

The Amount paid by The Grantee was, \$163,593.20

Said Property is in the City of, SEDRO WOOLLEY, 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:

Fannie Mae ("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 16, SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, AS RECORDED JUNE 9, 2003 UNDER AUDITOR'S FILE 200306090032, RECORDS OF SKAGIT COUNTY, WASHINGTON TOGETHER WITH THE NORTHEASTERLY 2.5 FEET OF LOT 17; EXCEPTING THEREFROM THE NORTHEASTERLY 2.5 FEET OF LOT 16. SITUATED IN SKAGIT COUNTY, WASHINGTON.

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **AARON GUGEL** as Trustor, dated 1/20/2004, and recorded on 2/5/2004 as instrument number **200402050106** 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 7/7/2011, instrument number **201107070034**, 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

20113149

OCT 19 2011

Amount Paid \$0
Skagit Co. Treasurer
By *nam* 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 10/7/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$163,593.20, 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:

OCT 17 2011

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: Adriana Hernandez, Assistant Secretary

State of: **California**

County of: **San Diego**

B. Perez

On **OCT 17 2011** before me, _____ 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.

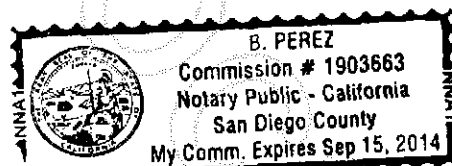
I certify under PENALTY OF PERJURY under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

B. Perez

(Seal)



201110190041

Skagit County Auditor