



201111150092
Skagit County Auditor

11/15/2011 Page 1 of 3 11:00AM

AND WHEN RECORDED MAIL TO:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067

TS No.: WA-11-429565-SH
Title Order No.: 5177906

SPACE ABOVE THIS LINE FOR RECORDER'S USE

1ST AM ②/63

GUARDIAN NORTHWEST TITLE CO.

101516

TRUSTEE'S DEED UPON SALE

A.P.N.: 4144-024-007-0010 P75085
4144-024-007-0100 P127484

TRANSFER TAX:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113445

NOV 15 2011

The Grantee Herein is The Foreclosing Beneficiary.

The Amount of The Unpaid Debt was \$180,218.74

The Amount paid by The Grantee was, \$176,172.91

Said Property is in the City of, CLEAR LAKE, County of SKAGIT.

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

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:

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:

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows: Lot 4 and Lot 7, Block 24, "WEST ADDITION, CLEAR LAKE, WASH.", as recorded in Volume 4 of Plats at page 32, records of Skagit County, Washington. TOGETHER WITH that portion of vacated Bandy Street that has attached to said Lot 7 by operation of law. AND TOGETHER WITH that portion of Lot 5 and Lot 6, Block 24 and vacated Bandy Street of said plat described as follows: Beginning at the Southeast corner of said Lot 5; thence North 89°51'31" West along the South line thereof, a distance of 11.34 feet; thence North 00°11'38" East, a distance of 370.71 feet to the North line of vacated Bandy Street; thence North 89°37'18" East along said North line, a distance of 10.92 feet; thence South 00°22'53" East, a distance of 40.06 feet to the South line of vacated Bandy Street at the Northeast corner of Lot 6 of said plat; thence South 00°11'23" East along the East line of Lots 5 and 6, a distance of 330.75 feet to the point of beginning of this description. EXCEPT commencing at the Northwest corner of Lot 8, Block 24 of said plat; thence North 00°18'30" East, a distance of 13.13 feet to the point of beginning; thence South 89°30'27" West, a distance of 41.87 feet; thence North 00°50'03" West, a distance of 26.78 feet; thence North 89°23'30" East, a distance of 42.92 feet; thence South 00°18'30" West, a distance of 26.78 feet to the point of beginning. Situate in Skagit County, Washington.

SEE ATTACHED EXHIBIT "A"

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **KENNETH A MENDENHALL AND DILOAR MUKHAMEDJONOVA HUSBAND AND WIFE** as Trustor, dated 6/21/2007, and recorded on 6/22/2007 as instrument number **200706220112** 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 7/25/2011, instrument number **201107250124**, 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 10/28/2011. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$176,172.91, 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:

NOV 09 2011

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: **Adriana Hernandez**, Assistant Secretary

State of: **California**

County of: **San Diego**

On **NOV 09 2011** before me, **B. Perez** 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.

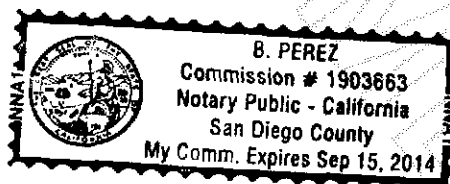
WITNESS my hand and official seal.

Signature

B. Perez

(Seal)

B. Perez



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Skagit County Auditor

EXHIBIT "A"

Lots 4 through 7, inclusive, Block 24, "WEST ADDITION, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington; TOGETHER WITH those portions of vacated Bandy Street and vacated Alder Avenue that have reverted to said premises by operation of law.

EXCEPT from the above described premises that portion thereof lying within the boundaries of the following described tract:

Commencing at the Northwest corner of Lot 8, Block 24, of "WEST ADDITION, CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington; thence North $0^{\circ}18'30''$ East 13.13 feet to the point of beginning; thence South $89^{\circ}30'27''$ West 41.87 feet; thence North $0^{\circ}50'03''$ West 26.78 feet; thence North $89^{\circ}23'30''$ East 42.92 feet; thence South $0^{\circ}18'30''$ West 26.78 feet to the point of beginning.

Now known as Lots A and B of Lot Line Adjustment recorded under Auditor's File No. 200802010049.



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