

After Recording Return To:
Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265-0043



201112140068
Skagit County Auditor

12/14/2011 Page

1 of 2 1:47PM

File No.: 8684.20545/Mickelson, Cory and Sharon

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

101810

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Federal National Mortgage Association, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4166-010-006-0401 P 76619

Abbreviated Legal: PTN. Lots C & D Lot 6, BLK.10 Junction Add. Sedro

Lot D, the South 12 feet of Lot C, and all of Lot 6, EXCEPT the North 48 feet thereof, all in Block 10, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Beneficiary by that certain Deed of Trust between Cory A Mickelson, Sharon C Mickelson, Husband and Wife, as Grantor, to Washington Administrative Services, Inc., as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Suntrust Mortgage, Inc., Beneficiary, dated 07/27/06, recorded 07/31/06, under Auditor's No. 200607310187, records of Skagit County, Washington and subsequently assigned to Green Tree Servicing LLC under Skagit County Auditor's No. 201105310092.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$200,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Suntrust Mortgage, 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 provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is 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 law.

5. Green Tree Servicing LLC, 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 Property in accordance with law and the terms of the Deed of Trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113788

DEC 14 2011

Amount Paid \$
Skagit Co. Treasurer
By *MM* Deputy

