



201201050067

Skagit County Auditor

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After Recording Return To:
PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

201225

JAN 05 2012

File No.: 7886.23165/Hubbard, David B. and Jeri Lynn

Trustee's Deed

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

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 PNC Bank, National Association, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4796-000-003-0000

Lot 3, "Plat of Brickyard Meadows - Div. 1", according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, 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 David B. Hubbard and Jeri L. Hubbard husband and wife, as Grantor, to Guardian Northwest Title, as Trustee, and National City Mortgage a division of National City Bank, Beneficiary, dated 01/20/09, recorded 01/27/09, under Auditor's No. 200901270058, records of Skagit County, Washington.
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 \$216,946.00 with interest thereon, according to the terms thereof, in favor of National City Mortgage a division of National City Bank 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. PNC Bank, National Association sbm National City Mortgage a division of National City Bank, 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.
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 09/27/11, 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. 201109270177.

