

After Recording Return To:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010-4902



201202170126
Skagit County Auditor

2/17/2012 Page 1 of 2 3:38PM

File No.: 7023.92397/Gardner, William V. and Susan L.

Trustee's Deed

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 Home Loan Mortgage Corporation, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 350425-0-008-0008 (P37595)

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 35 North, Range 4 East, W.M., described as follows: Beginning at a point 221 feet West and 400 feet South of the Northeast corner of said subdivision; thence West 120 feet; thence South 120 feet; thence East 111.5 feet; thence Northerly 41 feet, more or less, to a point 80 feet due South of the Point of Beginning; thence North 80 feet to the Point of Beginning, except that portion thereof lying South of a line described as follows: Beginning at a point which is 349.06 feet West on the North boundary line of said Section from the 1/16th corner which is 1308.4 feet East of the Northwest corner of said Section 25, and 477.74 feet South to the Point of Beginning; thence from said point of beginning run North 89 degrees 14' East. Situate in the 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 William V. Gardner and Susan L. Gardner, husband and wife, as Grantor, to T.D. Service Company, Washington, as Trustee, and Western Sunrise a/k/a Crossland Mortgage Corp., Beneficiary, dated 06/14/99, recorded 06/25/99, under Auditor's No. 9906250035, records of Skagit County, Washington and subsequently assigned to under Skagit County Auditor's No.
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 \$84,000.00 with interest thereon, according to the terms thereof, in favor of Western Sunrise a/k/a Crossland Mortgage Corp. 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. Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. successor by merger to Western Sunrise a/k/a Crossland Mortgage Corp., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor's written request to the Auditor to sell the Property in accordance with law and the terms of the Deed of Trust.

2012421

FEB 17 2012

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

