

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



201205180086
Skagit County Auditor

5/18/2012 Page 1 of 2 1:41PM

File No.: 7037.70520/Snider, Steve K

P106474

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

100584

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.: 4638 000 014 0003

Lot 14, The Meadows - Phase II, according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington. Situate in 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 Steve K. Snider and (to perfect lien) Maribel Revelo, husband and wife, as Grantor, to Chicago Title - Island Division, as Trustee, and Mortgage Electronic Registration Systems, Inc solely as nominee for CTX Mortgage Company, LLC, Beneficiary, dated 07/17/07, recorded 07/20/07, under Auditor's No. 200707200198, records of Skagit County, Washington and subsequently assigned to Chase Home Finance, LLC under Skagit County Auditor's No. 201010070063.

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 \$180,750.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc solely as nominee for CTX Mortgage Company, LLC 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. JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance 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.

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 02/08/12, 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. 201202080050.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121425

MAY 18 2012

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

