

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



201210180113  
Skagit County Auditor

10/18/2012 Page 1 of 4 2:06PM

File No.: 7037.75825/Biggerstaff, Charles R

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

101595

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:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Tax Parcel No.: 350427-0-039-0108/P37759; 350427-0-039-0009/P37758

20123319  
OCT 18 2012

Abbreviated Legal: Section 27, Township 35, Range 4; Ptn. NW SW

See Legal Description Attached

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

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 Charles R. Biggerstaff, A Married Man, As His Separate Estate, as Grantor, to Chicago Title Insurance Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Golf Savings Bank, Beneficiary, dated 04/17/08, recorded 04/28/08, under Auditor's No. 200804280216, records of Skagit County, Washington and subsequently assigned to JPMorgan Chase Bank, National Association under Skagit County Auditor's No. 201112140052.

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 \$206,500.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Golf Savings 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. JPMorgan Chase Bank, National Association, 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 01/24/12, 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. 201201240040.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

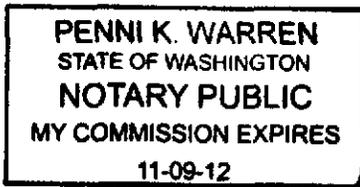
8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 12, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Beneficiary, the highest bidder therefore, for the sum of \$252,074.87. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: October 16, 2012



GRANTOR  
Northwest Trustee Services, Inc.

By *Alan Burton*  
ALAN BURTON, Assistant Vice President  
Northwest Trustee Services, Inc.

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Alan Burton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 16, 2012

*Penni K. Warren*  
NOTARY PUBLIC in and for the State of  
Washington, residing at King Co.  
My commission expires: 11/9/2012



201210180113  
Skagit County Auditor

## Legal Description

Parcel A: That portion of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet; Thence North 15 degrees 40' West a distance of 196.46 feet to the true point of beginning; Thence East a distance of 106.58 feet, more or less, to a point on the East line of said West half of the Northwest Quarter of the Southwest Quarter which is 158.73 feet North of the intersection of said east line with the North line of the State Highway right-of-way; Thence North 00 degrees 01'45" East along said East line a distance of 100 feet; Thence West a distance of 134.68 feet, more or less, to a point which bears North 15 degrees 40' West a distance of 103.88 feet from the true point beginning; Thence South 15 degrees 40' East a distance of 103.88 feet to the true point of beginning; Together with non-exclusive easements for ingress, egress and utilities over and across those portions of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet to the true point of beginning; Thence continue South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 51.52 feet; Thence North 15 degrees 40' West a distance of 409.90 feet, more or less, to the Southerly right-of way line of the Puget Sound & Baker River Railway; Thence East 51.94 feet, more or less, to a point which lies North 15 degrees 40' West a distance of 383.43 feet from the true point of beginning; Thence South 15 degrees 40' East a distance of 383.43 feet to the true point of beginning. The Westerly 10 feet, measured by a line drawn parallel with and 10 feet Easterly of the Westerly line of the following described tract: Beginning at a point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet; Thence North 15 degrees 40' West a distance of 196.46 feet; Thence East a distance of 106.58 feet, more or less, to a point on the East line of said West half of the Northwest Quarter of the Southwest Quarter that is 158.73 feet North of the point of beginning; Thence South along said East line a distance of 158.73 feet to the point of beginning situated in Skagit County, Washington

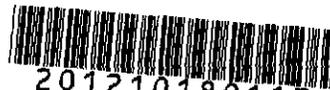
Parcel B: That portion of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of way line a distance of 61.48 feet to the true point of beginning; Thence continue South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 51.52 feet; Thence North 15 degrees 40' West a distance of 409.90 feet, more or less, to the Southerly right-of-way line of the Puget Sound & Baker River Railway; Thence East a distance of 51.94 feet, more or less, to a point which lies North 15 degrees 40' West a distance of 383.43 feet from the true point of beginning; Thence South 15 degrees 40' East a distance of 383.43 feet to the true point of beginning. Situated in Skagit County, Washington.

More accurately described as Parcel A: That portion of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet; Thence North 15 degrees 40' West a distance of 196.46 feet to the true point of beginning;



Thence East a distance of 106.58 feet, more or less, to a point on the East line of said West half of the Northwest Quarter of the Southwest Quarter which is 158.73 feet North of the intersection of said east line with the North line of the State Highway right-of-way; Thence North 00 degrees 01'45" East along said East line a distance of 100 feet; Thence West a distance of 134.68 feet, more or less, to a point which bears North 15 degrees 40' West a distance of 103.88 feet from the true point beginning; Thence South 15 degrees 40' East a distance of 103.88 feet to the true point of beginning; Together with non-exclusive easements for ingress, egress and utilities over and across those portions of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet to the true point of beginning; Thence continue South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 51.52 feet; Thence North 15 degrees 40' West a distance of 409.90 feet, more or less, to the Southerly right-of way line of the Puget Sound & Baker River Railway; Thence East 51.94 feet, more or less, to a point which lies North 15 degrees 40' West a distance of 383.43 feet from the true point of beginning; Thence South 15 degrees 40' East a distance of 383.43 feet to the true point of beginning. The Westerly 10 feet, measured by a line drawn parallel with and 10 feet Easterly of the Westerly line of the following described tract: Beginning at a point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 61.48 feet; Thence North 15 degrees 40' West a distance of 196.46 feet; Thence East a distance of 106.58 feet, more or less, to a point on the East line of said West half of the Northwest Quarter of the Southwest Quarter that is 158.73 feet North of the point of beginning; Thence South along said East line a distance of 158.73 feet to the point of beginning situated in Skagit County, Washington Parcel B: That portion of the West half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 35 North, Range 4 East of the Willamette Meridian, described as follows: Beginning at the point of intersection of the East line of said subdivision with the North line of the State Highway running through said subdivision; Thence South 60 degrees 23'30" West along said State Highway right-of way line a distance of 61.48 feet to the true point of beginning; Thence continue South 60 degrees 23'30" West along said State Highway right-of-way line a distance of 51.52 feet; Thence North 15 degrees 40' West a distance of 409.90 feet, more or less, to the Southerly right-of-way line of the Puget Sound & Baker River Railway; Thence East a distance of 51.94 feet, more or less, to a point which lies North 15 degrees 40' West a distance of 383.43 feet from the true point of beginning; Thence South 15 degrees 40' East a distance of 383.43 feet to the true point of beginning. EXCEPT mineral rights as reserved in Deed from W.M. Lindsey and Emma Lindsey, husband and wife, dated October 27, 1902, recorded October 28, 1902, under Auditor's File No. 41861.

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