



201211050147  
Skagit County Auditor

11/5/2012 Page 1 of 3 12:09PM

Recording requested by:

When recorded mail to:

Nationstar Mortgage, LLC  
350 Highland Drive  
Lewisville, TX 75067

Forward tax statements to the address given above

Space above this line for recorders use

TS # 057-012039

Order # 30264667

### Trustee's Deed

The GRANTOR, **UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: **The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-AR2, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement**

GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**LOT 12, BAY MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED ON NOVEMBER 28, 2005, UNDER AUDITOR'S FILE NO. 200511280180, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

Parcel Number: 4876-000-012-0000

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon TRUSTEE by the Deed of Trust dated **4/23/2007**, executed by **JUAN P. IBARRA, A MARRIED MAN, AS HIS SOLE & SEPARATE PROPERTY** as Trustor, recorded on **4/26/2007**, instrument number **200704260113**, Official Records in the Office of the Recorder of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$640,553.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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 described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FH07-AR2, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity as agent for the Trustee under the Pooling and Servicing Agreement, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on 07/24/2012 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201207240047
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273, a public place, on 10/26/2012 at 10:00 AM, and in accordance with 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
8. During foreclosure no action was pending on an obligation secured by said 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 10/26/2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$124,500.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123530  
NOV 05 2012

Amount Paid \$ *10*  
Skagit Co. Treasurer  
By *MG* Deputy



201211050147  
Skagit County Auditor

Date: 10/30/2012

UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION

*Norma Mitre*

By: NORMA MITRE, ASSISTANT VICE PRESIDENT  
Authorized Signatory

State of CALIFORNIA ) ss.  
County of ORANGE )

On 10/30/2012, before me, DANA A. ROSAS, the undersigned, personally appeared NORMA MITRE known to me as the ASSISTANT VICE PRESIDENT of UTLS DEFAULT SERVICES-WA, INC., A WASHINGTON CORPORATION, the corporation that executed this document. He/She acknowledged that executing this document was his/her free and voluntary act and that he/she is authorized to execute this document.

WITNESS my hand and official seal hereto affixed this day and year.

*Dana A. Rosas*

By: DANA A. ROSAS  
Notary Public in and for the State of CALIFORNIA  
My Commission expires: 11/01/2013



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Skagit County Auditor