



201302010134

Skagit County Auditor

2/1/2013 Page

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1 1:23PM

After Recording Return to:  
 Heather L. Smith  
 Northwest Trustee Services, Inc.  
 P.O. Box 997  
 Bellevue, WA 98009-0997

### Notice of Discontinuance of Trustee's Sale

PURSUANT TO THE REVISED CODE OF WASHINGTON  
 CHAPTER 61.24, ET SEQ.

**GUARDIAN NORTHWEST TITLE CO.**

File No. 7037.18164/Baniaga, Avelina M

Reference is made to that certain trust deed in which Avelina M. Baniaga, an unmarried person as grantor, Northwest Trustee Services, PLLC is trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for Seattle Savings Bank is beneficiary, said deed of trust was recorded 12/29/04 under Auditor's File No. 200412290062, mortgage records of Skagit County, Washington; said deed of trust encumbers the following described real property in said County:

**GUARDIAN NORTHWEST TITLE CO.**

Commonly Known As: 17454 MCLEAN RD  
 MOUNT VERNON, WA 98273

96614

The undersigned trustee hereby discontinues that certain trustee's sale set by the Notice of Trustee's Sale recorded 03/27/09 under Auditor's File No. 200903270136, records of Skagit County, Washington.

This discontinuance shall not be construed as waiving any breach or default under the aforementioned deed of trust or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election, without prejudice, not to cause the sale to be made pursuant to the aforementioned Notice of Trustee's Sale.

DATED: 1/30/13

Northwest Trustee Services, Inc.

By AL BL  
 Northwest Trustee Services, Inc.

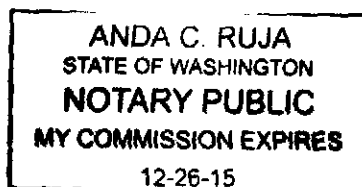
STATE OF WASHINGTON )  
 ) ss.

COUNTY OF KING )

**ALAN BURTON**

I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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 it 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: JAN 30 2013



Anda C. Ruja  
 NOTARY PUBLIC in and for the State of  
 Washington, residing at WYANDWOOD, WA  
 My commission expires 12-26-2015