

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



201303180149  
Skagit County Auditor

3/18/2013 Page 1 of 2 10:47AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013883  
MAR 18 2013

Amount Paid ~~By~~  
Skagit Co. Treasurer  
By *Melvin* Deputy

File No.: 7763.28828/Gerdel, Melvyn J.

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

101206

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.: 3933-000-014-0000 *P66233*

Lot 14, "Jochim First Addition", as per Plat recorded in Volume 7 of Plats, Page 86, records of 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 Melvyn J. Gerdel, an unmarried individual, as Grantor, to First American Title, as Trustee, and Washington Mutual Bank FA, Beneficiary, dated 12/22/06, recorded 12/28/06, under Auditor's No. 200612280109, records of Skagit County, Washington.
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 \$192,800.00 with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank FA 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 in interest by purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA, 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 11/06/12, 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. 201211060056.

