



201305130136

Skagit County Auditor

\$73.00

5/13/2013 Page

1 of

2 3:16PM

After Recording Return To:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131740

MAY 13 2013

Amount Paid \$73.00

Skagit Co. Treasurer

By *hmm* Deputy

File No.: 7699.20250/Morrow, Alexander K. and Jennifer L.

Trustee's Deed

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.: 4371-000-012-0009 / P80577

Lot 12, "Trumpeter I", as per Plat recorded in Volume 12 of Plats, Pages 6 and 7, Records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of 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 Alexander K. Morrow and Jennifer L. Morrow, husband and wife, as Grantor, to Recon Trust Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB, its successors and assigns, Beneficiary, dated 02/22/08, recorded 02/26/08, under Auditor's No. 200802260125, records of SKAGIT County, Washington and subsequently assigned to M&T Bank under SKAGIT County Auditor's No. 201203190070.

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 \$246,050.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, FSB, its successors and assigns 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. M&T Bank, 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 12/18/12, 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. 201212180122.

Skagit County Auditor \$73.00
5/13/2013 Page 2 of 2 3:16PM