



201306140117

Skagit County Auditor

\$75.00

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**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**AFTER RECORDING RETURN TO:**

JPMorgan Chase Bank NA  
Attn: Foreclosure Department  
7301 Baymeadows Way  
Jacksonville, FL 32256

2013 2261  
JUN 14 2013

Amount Paid \$ *6*  
Skagit Co. Treasurer  
By *ham* Deputy

Petosa, Michael P., Jr. & Karen K., 3062.1235831

**TRUSTEE'S DEED**

6999018  
1STAM 4/75

The **GRANTOR, Bishop, White, Marshall & Weibel, P.S.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **US Bank National Association, as Trustee for J.P. Morgan Mortgage Acquistition Trust 2006-WMC3, Asset Backed Pass-Through Certificates, Series 2006-WMC3, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s): 4169-002-012-0100/P114021**

Abbreviated Legal: LOT 2, SP SW-05-98; PTN LOT 12, BLK 2, ROSEDALE GARDEN TRS.

See Legal Description attached hereto and made a part hereof as Exhibit "A".

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Michael P. Petosa Jr. and Karen K. Petosa, Husband and Wife, as Grantor, to Bishop & Lynch of King County as Trustee, and Mortgage Electronic Registration Systems,

TRUSTEE'S DEED - 1

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Inc. is a separate corporation that is acting solely as a nominee for WMC Mortgage Corp., and its successors and assigns. as Beneficiary, dated May 17, 2006 recorded on May 26, 2006 as No. 200605260135. Said Deed of Trust was modified on September 19, 2008 under Auditor's File No. Unrecorded.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of WMC Mortgage Corp., and 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 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 made 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. U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC3, Asset Backed Pass-Through Certificates, Series 2006-WMC3 being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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 January 28, 2013 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201301280233.
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, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on May 31, 2013 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his

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successor-in-interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 31, 2013, the date of sale, which was not less than 190 days before 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 \$214,340.00.

Dated: June 12, 2013

Bishop, White, Marshall & Weibel, P.S.

By

William L. Bishop, Jr., President

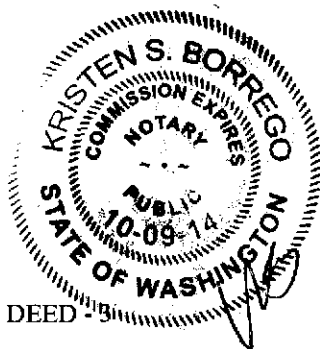
State of Washington )

) ss:

County of King )

On this 12 day of June, 2013 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.



Name: Kristen S Borrego  
Notary Public in and for the State of  
Washington, residing at: Snohomish County  
My Commission Expires: 10/09/14

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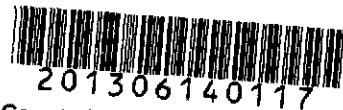


Exhibit A

Lot 2, City of Sedro-Woolley Short Plat No. SW-5-98, approved November 9, 1998, and recorded November 9, 1998, in Volume 13 of Short Plats, pages 184 and 185, under Auditor's File No. 9811090176, records of Skagit County, Washington; being a portion of Lot 12, Block 2, "ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY," as per plat recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington.

TOGETHER WITH an undivided one-fourth interest in Tract A of City of Sedro-Woolley Short Plat No. SW-5-98.

Situated in Skagit County, Washington.



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