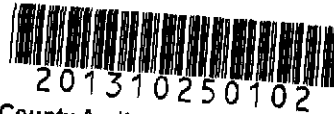


After Recording Return To:
Ocwen Loan Servicing, LLC
1100 Virginia Drive
Fort Washington, PA 19034



Skagit County Auditor
10/25/2013 Page

1 of

\$73.00
2 3:25PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134325

OCT 25 2013

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

File No.: 7314.02842/Carreon, Flor M.
561-8857221-703

LAND TITLE OF SKAGIT COUNTY

Trustee's Deed

143557F

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 Ocwen Loan Servicing, LLC, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4390-000-046-0006 / P81194

Lot 46 "College Meadow Div. No. 2", according to the plat thereof recorded in Volume 12 of Plats, Pages 42 and 43, 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 Flor M. Carreon, also known as Flor Maria Carreon, a married woman as her separate estate, as Grantor, to Guardian Northwest Title & Escrow, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Wealthbridge Mortgage Corporation, an Oregon Corporation, Beneficiary, dated 12/16/08, recorded 12/31/08, under Auditor's No. 200812310044, records of Skagit County, Washington and subsequently assigned to Ocwen Loan Servicing, LLC under Skagit County Auditor's No. 201306110118.
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 \$230,972.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Wealthbridge Mortgage Corporation, an Oregon Corporation 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. Ocwen Loan Servicing, LLC, 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 06/18/13, 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. 201306180095.

