

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



201310300066  
Skagit County Auditor \$73.00  
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20134376  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

LAND TITLE OF SKAGIT COUNTY

OCT 30 2013

File No.: 7314.04413/Miller, Jenifer P.  
561-8558201-703

Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy

145546 F 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 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.: 4076-095-014-0013

1871936

Lot 13 and the West 7.5 feet of Lot 14, Block 95, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of plats, page 17, records of Skagit County, Washington. Situate in the City of Burlington, 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 Jenifer P. Miller, an unmarried individual, as Grantor, to Land Title of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Peoples Bank, a Washington Corporation, Beneficiary, dated 04/14/08, recorded 04/18/08, under Auditor's No. 200804180009, records of Skagit County, Washington and subsequently assigned to Ocwen Loan Servicing, LLC under Skagit County Auditor's No. 201304090017.

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 \$167,749.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Peoples Bank, a Washington 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 06/05/13, 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. 201306050079.

Skagit County Auditor  
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