

After Recording Return To:
Federal National Mortgage Association
PO Box 650043
Dallas, TX 75265



Skagit County Auditor \$73.00
12/23/2013 Page 1 of 2 12:35PM

LAND TITLE OF SKAGIT COUNTY

146445-F

20135112
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

File No.: 7023.105880/PREVEDELL, CATHLEEN E.
561-6451143-729

DEC 23 2013

Trustee's Deed

Amount Paid \$ 0
Skagit Co. Treasurer
By 107 Deputy

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 National Mortgage Association, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: P105060/ 4619-000-013-0002

Lot 13, of "Elk Run Estates", as per Plat recorded in Volume 15 of Plats, Page 173, records of Skagit County, Washington,, being an Amendment of the Plat of "Max Sutton Estates", as per Plat recorded in Volume 15 of Plats, Pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, Pages 127 and 128, 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 Cathleen E. Prevedell, a single person, as Grantor, to First American Title Insurance Company, as Trustee, and Lynnwood Mortgage Corporation, a Washington Corporation, Beneficiary, dated 07/26/96, recorded 07/31/96, under Auditor's No. 9607310060, records of Skagit County, Washington and subsequently assigned to Norwest Mortgage, Inc., a California Corporation under Skagit County Auditor's No. 9608160052.

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 \$98,262.00 with interest thereon, according to the terms thereof, in favor of Lynnwood Mortgage Corporation, 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. Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc., 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 07/09/13, 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. 201307090136.

