

After Recording Return To:
Federal Home Loan Mortgage Corporation
5000 Plano Pkwy
Carrollton, TX 75010



Skagit County Auditor **\$73.00**
2/10/2014 Page 1 of 2 11:57AM

File No.: 7023.107018/Keck, Daniel M. and Megan K.

147271-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 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.: 340415-2-011-0200 & 340415-2-011-0002

Situated in the County Skagit, State of Washington, and is described as follows: the South 3 acres of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 34 North, Range 4 East, W.M., except roads and also except mineral rights as reserved in Deed from W.M. Lindsey, et ux, recorded June 11, 1898, in Volume 34 of Deeds, Page 384, also except the West 30 feet thereof conveyed to the City of Mount Vernon, by Deed recorded under Auditor's File No. 8408160029.

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 Daniel M. Keck and Megan K. Keck, husband and wife, as Grantor, to Northwest Trustee Services, LLC, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 07/29/11, recorded 08/03/11, under Auditor's No. 201108030062, records of SKAGIT County, Washington and subsequently assigned to under SKAGIT County Auditor's No. .

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 \$194,868.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. 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., 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 09/25/13, 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. 201309250073.

