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Skagit County Auditor

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**AFTER RECORDING RETURN TO:**

Nationstar Mortgage LLC  
Attn: Foreclosure Department  
350 Highland Drive  
Lewisville, TX 75067

Kutz, Christopher O. & Toni L., 3067.1211491

654278  
WVLSL 3

**TRUSTEE'S DEED**

The **GRANTOR**, Bishop, Marshall & Weibel, P.S. formerly known as 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 **U.S. Bank National Association, as Trustee on behalf of the SARM 2006-2 Trust Fund, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s):** P53178/ 3730-002-018-0007

Abbreviated Legal: Lot 18, Blk 2, Hillcrest Park Add.

Lot 18, Block 2, "Hillcrest Park Addition to Mount Vernon," according to the Plat thereof, recorded in Volume 6 of Plats, Page 8, records of Skagit County, Washington.

**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 Christopher O Kutz and Toni L Kutz Husband and Wife, as Grantor, to Chicago Title Co as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for CTX Mortgage Company, LLC and its successors and assigns as Beneficiary, dated December 14, 2005 recorded on December 20, 2005 as No. 200512200111.

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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 CTX Mortgage Company, LLC 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. Nationstar Mortgage LLC 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 17, 2014 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201401170102.
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 April 18, 2014 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 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.

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