



201411200046

Skagit County Auditor

\$73.00

11/20/2014 Page

1 of

2 1:58PM

AFTER RECORDING RETURN TO:

Specialized Loan Servicing, LLC
 8742 S. Lucent Blvd., Ste. 300
 Highland Ranch, CO 80129

**SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX**

20144395

NOV 20 2014

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

TRUSTEE'S DEED

The GRANTOR, Karen L. Gibbon, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

ALL THAT PORTION OF LOTS 7, 8 AND 9, BLOCK 22, REPLAT OF JUNCTION ADDITION TO SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 35 FEET EAST OF THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH 28 FEET, MORE OR LESS, TO A LINE RUNNING FROM THE SOUTHWEST CORNER OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID LINE A DISTANCE OF 51 FEET, MORE OR LESS, TO A LINE WHICH IS 45 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOTS, THENCE NORTH TO THE INTERSECTION WITH THE NORTH LINE OF LOT 7, SAID POINT BEING 45 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 7. SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL ID: 41660220090106

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 Matthew E Denmark, and Jane M. Denmark, Husband and Wife, Grantors, to Stewart Title and Escrow, Trustee, and Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc, as Beneficiary, dated April 13, 2007, recorded April 20, 2007, as Auditor's No. 200704200115, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$161,000.00 with interest thereon, according to the terms thereof in favor of Countrywide Home Loans, Inc, 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. The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., ASSET-BACKED CERTIFICATES, SERIES 2007-8, 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 term 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 July 14, 2014 recorded in the office of the Auditor of Skagit County, Washington a " Notice of Trustee's Sale" of said property, as No. 201407140091.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At main entrance Skagit County Courthouse, located at 3rd & kinkaid, in the City of Mount Vernon, a

public place, on November 14, 2014 at 10:00AM, 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 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th 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.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 14, 2014, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$146,200.00.

DATED: November 14, 2014

KAREN L. GIBBON, P.S., SUCCESSOR TRUSTEE

By: [Signature]
Karen L. Gibbon, its President

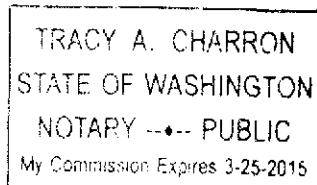
STATE OF WASHINGTON)

) ss

COUNTY OF SNOHOMISH)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that she is authorized to execute the said instrument.

Given under my hand and official seal on November 14, 2014



[Signature]
Tracy A. Charron
Notary Public in and for the State of Washington
Residing at: Everett
My commission expires: 3/25/2015



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