



201501050101

Skagit County Auditor \$74.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201533
JAN 05 2015

When recorded, mail to:

CARRINGTON MORTGAGE SERVICES, LLC
PO BOX 54285
IRVINE, CA 92619

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

Trustee's Sale No. WA-CMS-14014945

140016861

TRUSTEE'S DEED

THE GRANTOR, PEAK FORECLOSURE SERVICES OF WASHINGTON, INC., 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: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3, GRANTEE,** that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

PTN. NW NE 30-34-4

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Tax Parcel No: 340430-0-260-0005.

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 dated 4/26/2005 recorded in Auditor's/Recorder's No. 200504290143, records of SKAGIT County, Washington, from RONALD D. HARSTAD JR. AND JERAMY R. HARSTAD, HUSBAND AND WIFE, as Grantor, to CHICAGO TITLE, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of 155700, with interest thereon, according to the terms thereof, in favor of NEW CENTURY MORTGAGE 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 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 the "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. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-3, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the 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 July 23, 2014 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201407230059.

Trustee's Sale No: WA-CMS-14014945

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 19, 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 therefor, the property hereinabove described, for the sum of \$125,680.00.

DATED: 12/23/2014

PEAK FORECLOSURE SERVICES OF WASHINGTON, INC.
Trustee

By *Kelli J. Espinoza*
Kelli J. Espinoza, EVP Default Operations

STATE OF CALIFORNIA

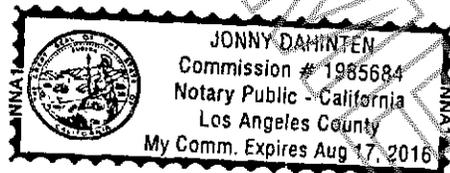
COUNTY OF LOS ANGELES

On 12/24/2014, before me, Jonny Dahinten, notary public personally appeared Kelli J. Espinoza, who proved to me (on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC



WATD

EXHIBIT A

WA-CMS-14014945

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE WEST SIDE OF DOUGLAS STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, 120 FEET SOUTH OF ITS INTERSECTION WITH HAZEL STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON;
THENCE WEST 108 FEET;
THENCE SOUTH 60 FEET;
THENCE EAST 108 FEET;
THENCE NORTH TO THE POINT OF BEGINNING.**

(ALSO KNOWN AS LOTS 15 AND 16 IN VACATED BLOCK 23 OF PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, TOGETHER WITH THE EAST HALF OF VACATED ALLEY ADJACENT THERETO WHICH ATTACHES BY OPERATION OF LAW).

SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

THE FOLLOWING MAY BE USED AS AN ABBREVIATED LEGAL DESCRIPTION ON THE DOCUMENTS TO BE RECORDED, PER AMENDED RCW 65.04. SAID ABBREVIATED LEGAL DESCRIPTION IS NOT A SUBSTITUTE FOR A COMPLETE LEGAL DESCRIPTION WITHIN THE BODY OF THE DOCUMENT.

LOTS 15 AND 16, BLOCK 23, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON



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