



201504170113

After Recording Return To:  
The Bank of New York Mellon as Trustee  
8950 Cypress Waters Blvd  
Coppell, TX 75019

Skagit County Auditor \$73.00  
4/17/2015 Page 1 of 2 2:13PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151259

APR 17 2015

Amount Paid \$ 0

Skagit Co. Treasurer

File No.: 7303.26057/Weaver, Rick W and Rosecora G

Deputy

Trustee's Deed

Land Title and Escrow

149995-0

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 The Bank of New York Mellon as Trustee for Nationstar Home Equity Loan Trust 2007-B, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 4058-004-014-0009/P70773

Lots 12, 13 and 14, Block 4, "Crofoot's First Addition to the Town of Concrete," as per plat recorded in Volume 3 of Plats, Page 88, records of Skagit County, Washington, except the North 10 feet thereof for alley. Situate in the Town of Concrete, County of Skagit, State of 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 Rick W. Weaver and Rosecora G. Weaver, husband and wife, as Grantor, to First American Title, as Trustee, and Nationstar Mortgage LLC, Beneficiary, dated 02/14/07, recorded 03/05/07, under Auditor's No. 200703050040, records of SKAGIT County, Washington and subsequently assigned to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B under SKAGIT County Auditor's No. 201408290191.
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 \$154,736.90 with interest thereon, according to the terms thereof, in favor of Nationstar Mortgage LLC 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. THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, 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 12/09/14, 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. 201412090051.

