

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
American Home Mortgage
Servicing
RE: Loan # 0030816821/JUNGQUIST
4600 Regent Blvd
Irving,, TX 75063
Suite 200



200810220068
Skagit County Auditor

10/22/2008 Page 1 of 3 11:19AM

Space above this line for recorder's use

CHICAGO TITLE COMPANY
IQB3121

TRUSTEE'S DEED UPON SALE

T.S. No: D358640 WA Unit Code: D Loan No: 0030816821/JUNGQUIST
Min No: 100024200010632863
AP #1: P104184
Title #: 280520542

Chicago Title Company has placed
this document for recording as a
customer courtesy and accepts no
liability for its accuracy or validity

ACCOMMODATION RECORDING

The GRANTOR, T.D. SERVICE COMPANY OF WASHINGTON 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 GRANTEE, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN HOME MORTGAGE SERVICING, INC. that real property situated in the County of SKAGIT, State of WASHINGTON, described as follows:

LOT 5, "PLAT OF PARK RIDGE DIVISION 1", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 112 AND 113, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 JEFFREY L JUNGQUIST, CRYSTAL J JUNGQUIST as Grantor, to LAND TITLE COMPANY as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT as Beneficiary.

Dated November 16, 2005 and Recorded November 22, 2005 as Instr. No. 200511220123 in Book --- Page --- of Official Records in the office of the Recorder of SKAGIT County; WASHINGTON

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$359,650.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT 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 make operative the power to sell, the 30 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. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN

HOME MORTGAGE SERVICING, INC. being 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 the law of said Deed of Trust.

6. The defaults specified in the Notice of Default have not been cured. The Trustee, according to the terms of said Deed of Trust, executed, and on 07/10/08, recorded in the office of the auditor of SKAGIT County, WASHINGTON, a Notice of Trustee's Sale of said property as Number 200807100103.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as COUNTY COURTHOUSE, 205 WEST KINCAID STREET MOUNT VERNON a public place at 10:00 A.M. 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in 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 eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on October 10, 2008, 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 present for the sum of \$306,000.00. Pro-tanto



200810220068

Skagit County Auditor

DATED: October 10, 2008

T.D. SERVICE COMPANY OF WASHINGTON, SUCCESSOR TRUSTEE

BY Joanna L. Develasco
JOANNA L. DEVELASCO, ASSISTANT SECRETARY

BY Crystal Espinoza
CRYSTAL ESPINOZA, ASSISTANT SECRETARY

1820 E. First St., Suite 210
P.O. Box 11988
Santa Ana, CA 92705
(800) 843-0260

3458
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 22 2008

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

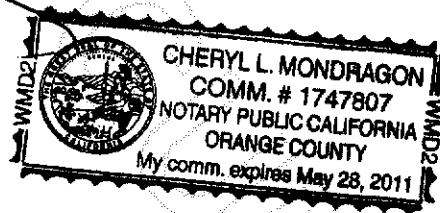
Amount Paid \$ 0
Skagit Co. Treasurer
By mam Deputy

On 10/17/08 before me, CHERYL L. MONDRAGON, a Notary Public, personally appeared JOANNA L. DEVELASCO and CRYSTAL ESPINOZA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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.

Signature Cheryl L. Mondragon (Seal)



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Skagit County Auditor