

RECORDING REQUESTED BY:



200905060101  
Skagit County Auditor

5/6/2009 Page 1 of 2 11:37AM

AND WHEN RECORDED MAIL TO:

**EMC Mortgage Corporation**  
2780 Lake Vista Drive  
Lewisville, TX 75067

**Attn: Terry Bond**  
Forward Tax Statements to the address given above

TS #: **WA-08-170742-CM**  
Loan #: **0014702674**  
TITLE ORDER #: **W891475**  
Investor No. **15976188**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CHICAGO TITLE CO.**

*1c945942*

*1281*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**TRUSTEE'S DEED UPON SALE**

**MAY 06 2009**

A.P.N.: **5100-004-680-0000**

TRANSFER TAX: **\$0.00**

The Grantee Herein Is The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was **\$269,905.39**  
The Amount Paid By The Grantee Was **\$211,801.50**  
Said Property Is In The City Of **LA CONNER**, County of **SKAGIT**

Amount Paid \$  
Skagit Co. Treasurer  
By *Cham* Deputy

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MTA TRUST 2006-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3x-sil**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **SKAGIT**, State of Washington, described as follows:

**LOT 680, SURVEY OF SHELTER BAY DIV. 4, ACCORDING TO THE SURVEY RECPRED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGE 627 THROUGH 631, UNDER AUDITOR'S FILE NO 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **JEFF AUS, AN UNMARRIED MAN** as Trustor, dated **12/29/2005**, and recorded on **1/5/2006** as instrument number **200601050039** of the Official Records in the office of the Recorder of **SKAGIT**, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale recorded on **1/23/2009**, instrument number **200901230076**, Book **xxx**, Page **xxx** of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

**TRUSTEE'S DEED UPON SALE**

TS #: **WA-08-170742-CM**

Loan #: **0014702674**

Order #: **W891475**

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **4/24/2009**. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being **\$211,801.50**, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: **4/27/2009**

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By: \_\_\_\_\_

**Seth Ott, Assistant Secretary**

State of California)  
County of San Diego)

On 5/4/09 before me, **Michelle Nguyen** a notary public, personally appeared **Seth Ott**, 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 Michelle Nguyen (Seal)



200905060101  
Skagit County Auditor