



201004120063

Skagit County Auditor

4/12/2010 Page

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2 10:34AM

After Recording Return To:
Post Sale Dept.
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997

File No.: 7307.22686/Nelson, Robert A. and Carol M.

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

94796

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 Federal Home Loan Mortgage Corporation, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 3989-001-005-1000 (P68621)

Tract "B", of Skagit County Short Plat No. 39-76, approved August 9, 1976, recorded August 12, 1976, in Book 1 of Short Plats at Page 158, under Auditor's File No. 840641, being a portion of Tract 5, of "L.W.L. Co's Samish River Acreage, Plat No. 1. Skagit County, Washington", as per Plat recorded in Volume 3 of Plats, Page 69, Records of Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Robert A. Nelson and Carol M. Nelson, husband and wife, as Grantor, to Land Title, as Trustee, and Whidbey Island Bank, Beneficiary, dated 02/08/02, recorded 02/15/02, under Auditor's No. 200202150097; Loan Modified on 02/01/05; Loan Modified on 08/14/07, records of Skagit County, Washington and subsequently assigned to Principal Residential Mortgage, Inc. nka CitiMortgage, Inc. under Skagit County Auditor's No. 200203060158.
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 \$181,757.62 with interest thereon, according to the terms thereof, in favor of Whidbey Island Bank 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. CitiMortgage, Inc., being then the holder or the nominee 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.

