



201104070066

Skagit County Auditor

4/7/2011 Page 1 of 3 3:33PM

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

MAX DEFAULT SERVICES CORPORATION
43180 BUSINESS PARK DRIVE, SUITE 202
TEMECULA, CA 92590

Trustee Sale No. 7101524
Parcel No. 4825-000-003-0000
Title No. 4496169

Space above for Recorder's use only
GUARDIAN NORTHWEST TITLE CO.

100087-2

TRUSTEE'S DEED UPON SALE

The Grantor, MAX DEFAULT SERVICES CORPORATION, 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: **Federal Home Loan Mortgage Corporation**, Grantee, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

Lot 3, "Cedar Glen Plat Phase II," as per plat recorded on November 13, 2003, under Auditor's File No. 200311130098, records of Skagit County, Washington. Situated in the City of Anacortes, 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 certatain Deed of Trust between **Wendelin A Dunlap, an Unmarried Woman**, as Grantor, to **First American Title Company**, as Trustee, and **Mortgage Electronic Registration Systems, Inc.**, as Beneficiary, dated **2/6/2009**, recorded **2/17/2009**, as Instrument No. **200902170201**, in Book/Reel **xx**, Page/Frame **xx**, records of **Skagit** Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$340,000.00** with interest thereon, according to the terms thereof, in favor of **Mortgage Electronic Registration Systems, Inc.**, and to secure and other sums of m oney which m ight 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 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. **Provident Funding Associates, L.P.**, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with 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 **8/26/2010** recorded in the Office of the Auditor of **Skagit County**, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201008260069**, in Book **xx**, Page **xx**.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as **At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St.**, located at **205 W. Kincaid St.**, in the City of **Mount Vernon**, Washington, a public place, on **11/29/2010** at **10:00 AM**, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
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 provide 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 **11/29/2010**, 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 thereof, the property hereinabove described, for the sum of **\$315,000.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.



1003
TS No. 7101524 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Date: 3/30/2011 APR 07 2011

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

Max Default Services Corporation
3720 E 18th Street, #205
Vancouver, WA 98661
(877) 914-3498

Signature

Kevin A Durham
Kevin A Durham, Vice President

State of California }
County of Riverside }SS

On March 30th, 2011 before me, the undersigned, a Notary Public in and for said state, personally appeared Kevin A Durham who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to be the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/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

Gina Marie Iaria
Notary Public



(This area for Official Notary Seal)



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