



201106270058
Skagit County Auditor

6/27/2011 Page 1 of 2 10:38AM

After Recording Return To:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010-4902

File No.: 7307.24313/Babbitt, Scott

GUARDIAN NORTHWEST TITLE CO.

Trustee's Deed

101433

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.: 38690080210002 / P63257

Abbreviated Legal: ^{LOT} LPO-21, BLOCK H, "CAPE HORN ON THE SKAGIT DIVISION NO. 2"

Lot 21, Block H, "Cape Horn on the Skagit Division No. 2," as per Plat recorded in Volume 9 of Plats, Pages 14 through 19, inclusive, 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 the Beneficiary by that certain Deed of Trust between Scott Babbitt, an unmarried person, as Grantor, to Land Title Company of Skagit County, as Trustee, and Alaska USA Mortgage Company, LLC, Beneficiary, dated 07/06/04, recorded 07/12/04, under Auditor's No. 200407120175, records of Skagit County, Washington and subsequently assigned to Principal Residential Mortgage, Inc under Skagit County Auditor's No. 200407150010.

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 \$44,000.00 with interest thereon, according to the terms thereof, in favor of Alaska USA Mortgage Company, 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. CitiMortgage, Inc. successor in interest to Principal Residential Mortgage, Inc., 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 03/14/11, 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. 201103140070.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
1878
JUN 27 2011

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

