



201107120058

Skagit County Auditor

7/12/2011 Page 1 of 3 1:48PM

WHEN RECORDED MAIL TO:

AURORA LOAN SERVICES, LLC  
2617 COLLEGE PARK DRIVE  
SCOTTSDLUFF NE 69361-2294

GUARDIAN NORTHWEST TITLE CO.

T.S. No. 1304583-12 TRUSTEE'S DEED 100754

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION 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:

AURORA LOAN SERVICES, LLC

Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 110, PLAT OF CEDAR HEIGHTS PUD, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 2007, UNDER AUDITOR'S FILE NO. 200701190116, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. 4917-000-110-0000 (P125806)

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 RUSSELL HESTER AND DANIELLE HESTER, HUSBAND AND WIFE

as grantor to FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORP, as trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK, as Beneficiary, dated July 30, 2007, recorded July 31, 2007, as No. 200707310135 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$232,950.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS BANK and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

\* 2007

JUL 12 2011

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Amount Paid \$0  
Skagit Co. Treasurer  
By *Truman* Deputy

**TRUSTEE'S DEED, Con't**

T.S. No: 1304583-12

3. The described Deed of Trust provides that the real property conveyed 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 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. AURORA LOAN SERVICES, LLC being then 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 premises.
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 March 24, 2011, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.201103240130.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, MOUNT VERNON, WASHINGTON, a public place, 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 a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 substantially the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 24, 2011, 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 therefore, the property hereinabove described for the sum of \$273,784.62 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

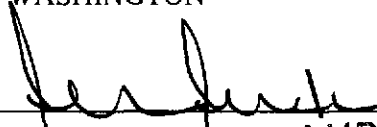


TRUSTEE'S DEED, Con't

T.S. No: 1304583-12

Dated: July 05, 2011

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

  
\_\_\_\_\_  
Susan Smothers, A.V.P.

State of CALIFORNIA  
County of SAN DIEGO

Rosalyn Hall

On JUL 06 2011 before me, \_\_\_\_\_,  
a Notary Public, personally appeared Susan Smothers, A.V.P., 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

(Seal)

Signature 

