

Filed for Record at Request of
FIDELITY NATIONAL TITLE INSURANCE
COMPANY

AND WHEN RECORDED MAIL TO:
CLAUS BROTHERS LLC
15193 DORIS ST
ANACORTES, WA 98221



201112140028
Skagit County Auditor

12/14/2011 Page 1 of 3 11:21AM

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 11-01587-6
Loan No. 0022389266
Order No. 778209

TRUSTEE'S DEED

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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: CLaus BROTHERS LLC, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 19 AND 20, BLOCK 63, FIRST ADDITION TO THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

APN No. R76011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113783

DEC 14 2011

RECITALS:

Amount Paid \$⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

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 KEVIN G. SALTER AND MICHELE L. SALTER, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, as Trustee, and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Beneficiary, dated October 3, 2006, Recorded on October 10, 2006, as Instrument No. 200610100135 of Official Records in the office of the Recorder of Skagit County, WA.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$189,950.00 with interest thereon, according to the terms thereof, in favor of OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION and to secure any other sums of money which might 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. Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2007-1, Asset-Backed Certificates, Series 2007-1, 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 June 3, 2011, 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. 201106030025 .

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as, At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA , a public place, on 09/02/2011 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; 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, 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 December 2, 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 \$106,251.00.



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T.S. No. 11-01587-6.
Date: December 5, 2011

FIDELITY NATIONAL TITLE INSURANCE COMPANY



Lisa Rohrbacker, Authorized Signature

State of California }ss.
County of Orange }ss

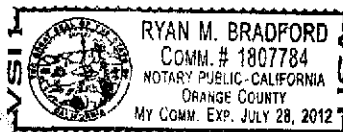
On 12/7/2011, before me, Ryan M. Bradford, a Notary Public in and for said county, personally appeared Lisa Rohrbacker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.



Ryan M. Bradford # 1807784
My Commission Expires 7/28/2012



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