

AFTER RECORDING RETURN TO:
LoanCare, a Division of FNF Servicing, Inc.
3637 Sentara Way
Virginia Beach, VA 23452



201304170051
Skagit County Auditor

4/17/2013 Page 1 of 2 3:12PM

TRUSTEE'S DEED

The GRANTOR, Karen L. Gibbon, P.S., 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: LoanCare, a Division of FNF Servicing, Inc., GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 30 "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, APPROVED AUGUST 21, 2006 AND RECORDED ON AUGUST 23, 2006 UNDER AUDITOR'S FILE NUMBER 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN #4902-000-030-0000

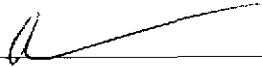
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1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Marie Cross Ellison and Edward Ellison, Wife and Husband Grantors, to PSS Settlement Services, Trustee, and Mortgage Electronic Registration Systems, Inc., as nominee for Ideal Mortgage Bankers, Ltd dba Lend America, a New York Corporation, as Beneficiary, dated April 30, 2009, recorded June 9, 2009, as Auditor's No. 200906090033, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$247,292.00 with interest thereon, according to the terms thereof in favor of Ideal Mortgage Bankers, Ltd dba Lend America, a New York 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 made 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. LoanCare, a Division of FNF Servicing, Inc., 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 property in accordance with law and the term 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 December 3, 2012 recorded in the office of the Auditor of Skagit County, Washington a " Notice of Trustee's Sale" of said property, as No. 201212030182.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse, Located at 3rd & Kinkaid, in the City of Mount Vernon, a public place, on April 12, 2013 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th 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 with this Notice which was transmitted or served to or 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 prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 12, 2013, 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 \$263,467.61.

DATED on April 12, 2013

KAREN L. GIBBON, P.S., SUCCESSOR TRUSTEE

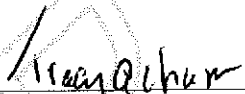

 by: Karen L. Gibbon, its President


STATE OF WASHINGTON)
) ss
 COUNTY OF SNOHOMISH)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared KAREN L. GIBBON, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated that she is authorized to execute the said instrument.

Given under my hand and official seal on April 12, 2013

TRACY A. CHARRON
 STATE OF WASHINGTON
 NOTARY PUBLIC
 My Commission Expires 3-25-2015


 Tracy A. Charron
 Notary Public in and for the State of Washington
 Residing at: Everett
 My commission expires: 3/25/2015

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20131353
 APR 17 2013
 Amount Paid \$ 0
 Skagit Co. Treasurer
 By  Deputy


 201304170051
 Skagit County Auditor