

After Recording Return To:  
Federal National Mortgage Association  
PO Box 650043  
Dallas, TX 75265

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20141138  
APR 11 2014



201404110029

Skagit County Auditor \$73.00  
4/11/2014 Page 1 of 2 9:00AM

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

File No.: 7042.12232/Schafer, Sage

LAND TITLE OF SKAGIT COUNTY

**Trustee's Deed**

147931-F

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 National Mortgage Association, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 4817-000-010-0000/P120458

Lot 10, "Fidalgo Commons Pud", as per plat recorded May 30, 2003 under Auditor's File No. 200305300211, Records of Skagit County, 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 Sage Schafer, and Summer Schafer, Husband and Wife, as Grantor, to LS Title of Washington, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc. Beneficiary, dated 02/27/07, recorded 03/08/07, under Auditor's No. 200703080136, records of SKAGIT County, Washington and subsequently assigned to Green Tree Servicing LLC under SKAGIT County Auditor's No. 201305300063.

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 \$172,500.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Countrywide Home Loans, Inc 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. Green Tree Servicing LLC, 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 12/04/13, 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. 201312040004.

