

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to
Wells Fargo Home Mortgage Inc.
RE: Loan # 0260197801/ROTHENBUHLER
3476 State View Boulevard
Fort Mill, SC 29715



200810300104
Skagit County Auditor

10/30/2008 Page 1 of 3 1:43PM

Space above this line for recorder's use

TRUSTEE'S DEED UPON SALE

95097

T.S. No: F363045 WA Unit Code: F Loan No: 0260197801/ROTHENBUHLER Investor No: 708
AP #1: 3877-000-152-0000
Title #: 3778152

GUARDIAN NORTHWEST TITLE CO.

The GRANTOR, T.D. SERVICE COMPANY 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 the GRANTEE, WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC., SUCCESSOR BY MERGER TO PACIFIC NORTHWEST BANK FKA INTERWEST BANK that real property situated in the County of SKAGIT, State of WASHINGTON, described as follows:

LOT 152, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, 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 said Trustee by that certain Deed of Trust between DEANNE ROTHENBUHLER as Grantor, to LAND TITLE COMPANY as Trustee, and INTERWEST SAVINGS BANK as Beneficiary.

Dated August 16, 1996 and Recorded August 23, 1996 as Instr. No. 9608230059 in Book --- Page --- of Official Records in the office of the Recorder of SKAGIT County; WASHINGTON

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$65,600.00 with interest thereon, according to the terms thereof, in favor of INTERWEST SAVINGS BANK 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC., SUCCESSOR BY MERGER TO PACIFIC NORTHWEST BANK FKA INTERWEST BANK being 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 the law of said Deed of Trust.

6. The defaults specified in the Notice of Default have not been cured. The Trustee, according to the terms of said Deed of Trust, executed, and on 07/24/08, recorded in the office of the auditor of SKAGIT County, WASHINGTON, a Notice of Trustee's Sale of said property as Number 200807240086.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as COUNTY COURTHOUSE, 205 WEST KINCAID STREET MOUNT VERNON a public place at 10:00 A.M. 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 between thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; 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 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 eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on October 24, 2008, 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 present for the sum of \$61,336.40. Pro-tanto

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3577

OCT 30 2008

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



200810300104
Skagit County Auditor

Page 3

T.S. No: F363045 WA Unit Code: F Loan No: 0260197801/ROTHENBUHLER Investor No: 708

DATED: October 24, 2008

T.D. SERVICE COMPANY OF WASHINGTON, SUCCESSOR TRUSTEE

BY

SUSAN EARNEST, ASSISTANT SECRETARY

BY

MARLENE CLEGHORN, ASSISTANT SECRETARY

1820 E. First St., Suite 210
P.O. Box 11988
Santa Ana, CA 92705
(800) 843-0260

STATE OF CALIFORNIA
COUNTY OF ORANGE

)
)SS

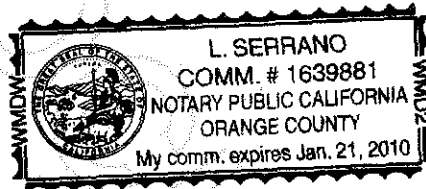
On 10/24/08 before me, L. SERRANO, a Notary Public, personally appeared SUSAN EARNEST and MARLENE CLEGHORN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

Signature

(Seal)



200810300104
Skagit County Auditor

10/30/2008 Page

3 of

3 1:43PM