RECORDING REQUESTED BY:
RECONTRUST COMPANY
After recording, return to:
RECONTRUST COMPANY
400 COUNTRYWIDE WAY SV-35

SIMI VALLEY, CA 93065
Forward Tax Statements to
Address listed above

201007190119
Skagit County Auditor
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File No.: 2009 - 160719 CHICAGO TITLE 620007106

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, 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.: 4138-008-009-0019

LOT 9, BLOCK 8. "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2151
JUL 19 2010
Amount Paid $ -0-
Skagit Co. Treasurer
By MF Deputy

RECITALS:

1.This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between JENNIFER R MILTON, AN UNMARRIED WOMAN,as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATON SYSTEMS, INC, Beneficiary, dated 08/08/2001 recorded 08/21/2001, under Auditor's/Recorder's No. 200108210109, records of Skagit County, Washington and subsequently assigned to BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP under Skagit County Auditor's/Recorder's No. 200911090117.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of $69,750.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATON SYSTEMS, 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 provides that the Property is not 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 the law.

5. BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP, 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 described property in accordance with the law and the terms of

UNOFFICIAL DOCUMENT

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 04/05/2010,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. 201004050108.

7. The grantor, in the"Notice of Trustee's Sale", fixed the place of sale as At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 07/09/2010, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of $70,179.12(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

RECONTRUST COMPANY, N.A.

DATED: July 12, 2010

BY: _____

Leticia Quintana, Assistant Secretary

State of: CALIFORNIA

County of: VENTURA

On JUL 13 2010 before me RJ GREEAR, notary public, personally appeared LETICIA QUINTANA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to 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.

Witness my hand and official seal.

_____

RJ GREEAR

R. J. GREEAR
COMM. #1784051
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Dec. 8, 2011

201007190119
Skagit County Auditor
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