

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP
Attn: Lisa Summers
PO Box 1475
Eugene, OR 97440



201106160125
Skagit County Auditor

6/16/2011 Page 1 of 4 3:48PM

LAND TITLE OF SKAGIT COUNTY

~~136523-0~~

Document Title:
TRUSTEE'S DEED

Trustee:
NANCY K. CARY, Successor Trustee

Grantee:
~~WASHINGTON FEDERAL SAVINGS~~ FEDERAL HOME LOAN MORTGAGE CORPORATION

Legal:
LOT D, Short Plat No. MV-1-97, approved June 17, 1997, recorded June 18, 1997, in Volume 13 of Short Plats, pages 13 and 14, under Auditor's File No. 9706180061 and being a portion of Government Lot 9, Section 8, Township 34 North, Range 4 East, W.M., Situate in the City of Mount Vernon, County of Skagit, State of Washington

Assessor's Account No.: P111654

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TRUSTEE'S DEED

TRUSTEE: NANCY K. CARY, Successor Trustee

GRANTEE: FEDERAL HOME LOAN MORTGAGE CORPORATION

RECITALS:

A. JOHN G LUND and BRENDA L LUND, Grantor, executed and delivered to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, Trustee for the benefit of UMPQUA BANK, successor to Security Bank., Beneficiary, a Trust Deed dated June 8, 2001 and recorded on June 20, 2001, in the Official Records of Skagit County, Washington as Auditor's No. 200106200061 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

LOT D, Short Plat No. MV-1-97, approved June 17, 1997, recorded June 18, 1997, in Volume 13 of Short Plats, pages 13 and 14, under Auditor's File No. 9706180061 and being a portion of Government Lot 9, Section 8, Township 34 North, Range 4 East, W.M., Situate in the City of Mount Vernon, County of Skagit, State of Washington

Tax Account No.: R111654

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. NANCY K. CARY was appointed Successor Trustee of the Trust Deed. The appointment was recorded on September 20, 2010 in the Official Records of Skagit County, Washington as Auditor's No. 201009200123.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on September 20, 2010, Auditor's No. 201009200124, in the Official Records of Skagit County, Washington.

D. After recording the Notice of Trustee's Sale, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 90 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 90 days prior to the day the Trustee conducted the sale.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1729
JUN 16 2011

Amount Paid \$0
By Skagit Co. Treasurer
By [Signature] Deputy

3. By publishing such notice in the Skagit County Herald, a newspaper of general circulation in Skagit County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date.

E. The Grantor filed a Chapter 13 bankruptcy petition in the United States Bankruptcy Court for the Western District of Washington on January 6, 2011. The case was terminated on May 11, 2011. After the case was terminated, an Amended Notice of Trustee's sale was recorded in the Official Records of Skagit County, Washington on April 25, 2011, as Auditor's File No. 201104250101. After the Amended Notice of Trustee's Sale was recorded, notice of the trustee's sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 30 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 30 days prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Skagit County Herald, a newspaper of general circulation in Skagit County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date. Also, once the bankruptcy case was terminated on May 11, 2011, an Amended Trustee's Notice of Sale was published in the Skagit County Herald, a newspaper of general circulation in Skagit County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date.

F. The Trust Deed, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

G. Prior to the Trustee's Sale, no action on an obligation secured by the Trust Deed was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.

H. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24.

I. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital D. of this deed.

J. On June 10, 2011, at 11:00 a.m. at the front of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

K. At no time during the period of time between the recording of the Notice of Trustee's Sale and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

L. The true and actual consideration paid for this transfer is \$288,890.66.

M. In construing this instrument, whenever the context requires, the following shall apply:

1. References to a specific gender shall include the masculine, feminine and neuter genders.
2. Reference to the singular shall include the plural and vice versa.



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3. References to the Trustee shall include any Successor Trustee.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed

Dated: June 10, 2011.

NANCY K. CARY,
Successor Trustee

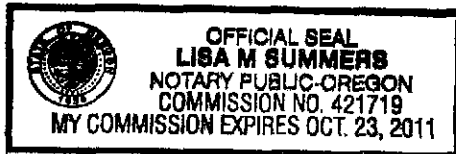
STATE OF OREGON

)
) ss.
)

COUNTY OF LANE

On this day personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed by same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal on June 10, 2011.



Notary Public for Oregon
Residing at: Eugene, Oregon
My Commission Expires: 10/23/2011



201106160125
Skagit County Auditor

6/16/2011 Page 4 of 4 3:48PM