



200804230065

Skagit County Auditor

4/23/2008 Page

1 of

4 11:22AM

When recorded, mail to:

TOWN OF HAMILTON

584 MAPLE STREET
HAMILTON, WA 98255

CHICAGO TITLE CO. 10943115

Trustee's Sale No: 01-OC-48675



TRUSTEE'S DEED

THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, 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: **TOWN OF HAMILTON**, GRANTEE, that real property, situated in the County of **SKAGIT**, State of **WASHINGTON**, described as follows:

THAT PORTION OF GOVERNMENT OF LOT 4, SECTION 13, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLIAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: ATTACHED HERETO AS EXHIBIT 'A' AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH

Tax Parcel No: P41138.

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 dated 9/14/2006, recorded in Auditor's/Recorder's No. 200609270154, records of SKAGIT County, Washington, from **MATTHEW L. AUCKLAND AND NADEAN F. AUCKLAND**, as Grantor, to **CAL WESTERN RECONVEYANCE CORPORATION**, as Trustee, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS**, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$243,000.00, with interest thereon, according to the terms thereof, in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ITS SUCCESSORS AND ASSIGNS** 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 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. **HSBC BANK USA, N.A. AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3**, being then the holder of the indebtedness

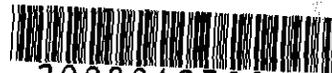
secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

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 November 1, 2007 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 200711010032.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 11, 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 therefor, the property hereinabove described, for the sum of \$158,701.00.

1221
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 23 2008

Amount Paid \$
By Skagit Co. Treasurer
Darius



200804230065

Skagit County Auditor

EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-OC-48675

EXHIBIT 'A'

That portion of Government Lot 4, Section 13, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Government Lot 4;
Thence North along the East line of Lot 4, a distance of 660 feet;
Thence Northwesterly parallel with Hamilton Avenue as established in the Town of Hamilton, extended 759.75 feet;
Thence South on a line parallel with the East line of said Lot 4, a distance of 600 feet to a point in the center of the County road;
Thence Westerly along the centerline of said County road a distance of 230 feet, more or less, to the intersection of the center line of said County road and the Westerly line extended South of that certain tract as conveyed to Dee Hodgkin and Irene Hodgkin, husband and wife, by Deed dated March 12, 1959, and recorded April 20, 1959, under Auditor's File No. 579292, records of Skagit County, Washington, and the true point of beginning of this description;
Thence North along the West line of said Hodgkin tract a distance of 178.5 feet;
Thence Southeasterly parallel with said Hamilton Avenue extended a distance of 145 feet;
Thence South to a point on the center line of said County road which is 130 feet Southeasterly from the true point of beginning measured along the center line of said County road;
Thence Northwesterly along the center line of said County road a distance of 130 feet to the true point of beginning;

EXCEPT County road along the South line thereof.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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