



200907270094  
Skagit County Auditor

7/27/2009 Page 1 of 3 11:47AM

200812290058  
Skagit County Auditor

12/29/2008 Page 1 of 2 11:07AM

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:  
Sabine Financial Services, Inc.  
Attn CATHERINE A. WESTPHALEN  
P.O. BOX 1194  
EASTSOUND, WA 95245  
Forward Tax Statements to the address given above

CHICAGO TITLE COMPANY RE-RECORD TO ADD LEGAL DESCRIPTION

TS #: WA-08-185841-CM  
Loan #: 0697993418  
TITLE ORDER #: W892750  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

### TRUSTEE'S DEED UPON SALE

A.P.N.: P45222 351013-0-026-0002 P45226 351013-0-029-009  
P45227 351013-0-030-0006 P45228 351013-0-030-0005  
e31

SKAGIT COUNTY WASHINGTON  
TRANSFER TAX REAL ESTATE EXCISE TAX

4101  
DEC 29 2008

The Grantee Herein Is Not The Foreclosing Beneficiary.  
The Amount Of The Unpaid Debt was \$125,607.46  
The Amount Paid By The Grantee Was \$59,001.00  
Said Property Is In The City Of ROCKPORT, County of SKAGIT

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

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

Sabine Financial Services, Inc.

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of SKAGIT, State of Washington, described as follows:

SECTION 13, TOWNSHIP 35, RANGE 10; PTN GOV.LOT 4

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by J MICHAEL EDDY & SALLY A EDDY, HUSBAND AND WIFE as Trustor, dated 4/17/2006, and recorded on 4/20/2006 as instrument number 200604200086 of the Official Records in the office of the Recorder of SKAGIT, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale recorded on 9/4/2008, instrument number 200809040049, Book xxx, Page xxx of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

**TRUSTEE'S DEED UPON SALE**

TS #: WA-08-185841-CM  
Loan #: 0697993418  
Order #: W892750

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 12/5/2008. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$59,001.00, in lawful money of the United States, in pro per, receipt there of is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its nameto be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 12/15/2008

**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**

By:

  
Jason Julienne, Assistant Secretary

State of California )  
County of San Diego )

On 12/15/2008 before me, **Bonnie J Dawson** a notary public, personally appeared **Jason Julienne**, 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 \_\_\_\_\_

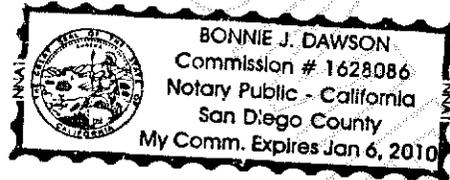
(Seal)

**Bonnie J. Dawson**

2244  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2009

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy



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Skagit County Auditor

**EXHIBIT "A"**

**PARCEL A:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the point where the West line of said lot intersects the centerline of the State Highway as the same existed on April 15, 1941;  
Thence North 42° East 439 feet and 8 inches along the centerline of said highway to the true point of beginning of this description;  
Thence from said point of beginning run Northeasterly along the centerline of said highway 60 feet;  
Thence North 45°30' West 130 feet;  
Thence Southwesterly parallel with the centerline of said highway 60 feet;  
Thence South 45°30' East, 130 feet, more or less, to the point of beginning;

EXCEPT that portion thereof lying within the boundaries of the State Highway.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Lot 4 intersects the centerline of State Highway as now located;  
Thence North 42°36'9" East 369 feet 8 inches along the centerline of said State Highway to the true point of beginning;  
Thence Northeasterly along the centerline of State Highway 70 feet;  
Thence North 45.5° West 130 feet;  
Thence in a Southwesterly direction parallel to the centerline of State Highway 70 feet;  
Thence Southeasterly to the point of beginning;

EXCEPT State Highway.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;  
Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;  
Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;  
Thence North 45°30'00" West, a distance of 130 feet;  
Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;  
Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning;

EXCEPE State Highway.

Situated in Skagit County, Washington.

**PARCEL D:**

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;  
Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;  
Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;  
Thence North 45°30'00" West, a distance of 130 feet;  
Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;  
Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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