

WHEN RECORDED MAIL TO:

AMTRUST BANK
1111 CHESTER AVENUE
MAIL CODE # OH98-0805
CLEVELAND OH 44114



200911040041

Skagit County Auditor

11/4/2009 Page 1 of 4 12:00PM



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXX7612
T.S. No. 1217173-12
Parcel No. P38575/P105381

CHICAGO TITLE CO.

620003911

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION 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:
AMTRUST BANK

Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

TRACT 1 SP#79-72 MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

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
~~GARY DIETRICK AND LINDA DIETRICK, HUSBAND AND WIFE~~
AND LINDA DIETRICK, HUSBAND AND WIFE
as grantor to LANDSEL TITLE AGENCY, as trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, as Beneficiary, dated February 15, 2008, recorded March 13, 2008, as No. 200803130037 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.
2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$508,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED, Con't

Loan No: XXXXXX7612

T.S. No: 1217173-12

3. The described Deed of Trust provides that the real property conveyed 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 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. AMTRUST BANK being then 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 premises.

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 July 23, 2009, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.200907230140,240102.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, SEDRO WOOLLEY, WASHINGTON, a public place, 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 a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 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 October 26, 2009, 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 therefore, the property hereinabove described for the sum of \$340,000.00 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).



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TRUSTEE'S DEED, Con't

Loan No: XXXXXX7612

T.S. No: 1217173-12

Dated: October 26, 2009

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON


Jennifer Victa AVP

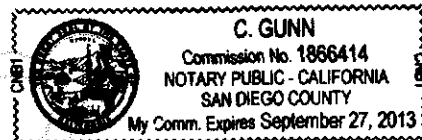
State of CALIFORNIA
County of SAN DIEGO

On 10/27/2009 before me, C GUNN,
a Notary Public, personally appeared Jennifer Victa AVP, 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

(Seal)

Signature 



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3387

NOV 04 2009


Amount Paid \$0
Skagit Co. Treasurer
By  Deputy



EXHIBIT 'A'

That portion of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the South Half of the South Half of the Southwest Quarter of the Southeast Quarter;
Thence North 89°55'06" East along the North line of said subdivision for 459.20 feet;
Thence South 02°48'45" East for 284.86 feet to the North line of the county right of way conveyed to Skagit County by deed recorded under Auditor's File No. 292835, records of Skagit County, Washington;
Thence South 89°54'15" West along the North line of said right of way for 459.20 feet to the West line of the Southwest Quarter of the Southeast Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian;
Thence North along said West line to the point of beginning;

(Also known as Tract 1 of Short Plat No. 79-72).

TOGETHER WITH that portion of Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 93-068, as approved January 10, 1994, and recorded January 13, 1994, in Volume 11 of Short Plats, page 51, under Auditor's File No. 9401130096, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southwest Quarter of Section 6, Township 35 North, Range 5 East of the Willamette Meridian, lying Southeasterly of Fruitdale Road.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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