



201006140204

Skagit County Auditor

6/14/2010 Page

1 of

2 3:40PM

BRADLEY BOSWELL JONES, PS  
5440 CALIFORNIA AVENUE SW  
SEATTLE, WA 98136

**TRUSTEE'S DEED**Reference#(if applicable) 200706190025Grantor(s): 1. Bradley Boswell Jones, P.S.Grantee(s): 1. Wells Fargo Bank, NA

Additional Grantor(s) on pg. \_\_\_\_\_ Additional Grantee(s) on pg. \_\_\_\_\_

Legal Description Abbreviated Lot 11, "PLAT OF THUNDERBIRD CREEK P.U.D.," as per plat recorded in volume 16 of Plats, pages 159 through 161, inclusive, records of Skagit County, Washington

Additional Legal on pg. \_\_\_\_\_

Assessor's Tax Parcel ID# 4691-000-011-0000

The GRANTOR, Bradley Boswell Jones 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: Wells Fargo Bank, NA, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows: Lot 11, "PLAT OF THUNDERBIRD CREEK P.U.D.," as per plat recorded in volume 16 of Plats, pages 159 through 161, inclusive, records of Skagit County, Washington

**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 Preciliano Soto and Francisca Soto As Grantor, to Wells Fargo Financial National Bank, as Trustee, and Wells Fargo Bank, NA, as Beneficiary, dated the 26 Day of May, 2007 Recorded June 19, 2007 as No 200706190025 in Book/Reel \_\_\_\_\_, Page/Frame \_\_\_\_\_, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of 1 Promissory note(s) in the sum of \$110,000.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, NA. 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 provided 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 "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. Wells Fargo 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 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 January 21, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel \_\_\_\_\_, Page/Frame \_\_\_\_\_, as No. 201001210068.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as Skagit County Courthouse, a public place, at 10 O'clock, a.m., 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 between the thirty-fifth and twenty-eighth day before the date of sale, and once 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 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 61.24RCW.

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 June 4, 2010 the date of the 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 \$32,978.00.(Cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute).

Dated this 7 day of June, 2010

1737  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

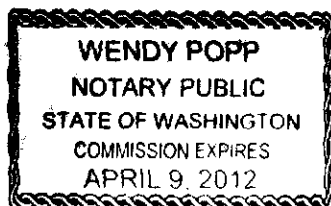
Bradley Boswell Jones, (Trustee) JUN 14 2010

STATE OF WASHINGTON  
COUNTY OF KING

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Deputy

On this day personally appeared before me Bradley Boswell Jones to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he Signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7 Day of June, 2010



Wendy Popp  
Notary Public in and for the State of Washington,  
Residing at Edmonds  
My appointment expires: 4-9-12



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