

Return Address: William M. Moore
Post Office Box 4350
Bellingham, WA 98227



201102170059
Skagit County Auditor

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AUDITOR/RECORDER'S INDEXING FORM 99134
GUARDIAN NORTHWEST TITLE CO.

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200901290040 ("Deed of Trust") 201010200071 (Notice of Trustee Sale)
Grantor(s):	1. MN Service Corporation (WA) 2. Lucille M. Seger
<input type="checkbox"/>	Additional names on page _____ of document
Grantee(s):	1. William M. Moore
<input type="checkbox"/>	Additional names on page _____ of document
Legal Description): (abbreviated)	Property Situated in Skagit County Tract 24 Sterling Place
<input checked="" type="checkbox"/>	Additional legal is on page <u>2</u> of document
Assessor's Property Tax Parcel/Account Number:	4641-000-024-0003 (P107111)

TRUSTEE'S DEED

MN Service Corporation (WA), the grantor ("Grantor"), as present trustee ("Trustee") under that Deed of Trust as hereinafter described, in consideration of the premises and payment recited below, hereby grants and conveys without warranty to William M. Moore, an unmarried person ("Grantee"),

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
449

FEB 17 2011

- 1 -

080325-0438/VANDOCs:50145391.1

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

the real property ("Property") situated in Skagit County, State of Washington, described as follows:

Tract 24, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

The street address of the property is - 3816 Sterling Place, Anacortes, WA 98221

RECITALS :

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust dated January 5, 2009, recorded on January 29, 2009, in the records of Skagit County, Washington, recording No. 200901290040 from Lucille M. Seger, who is unmarried, as grantors, to U.S. Bank Trust Company, National Association, as Trustee, to secure an obligation in favor of U.S. Bank National Association ND, as Beneficiary. The original trustee under the Deed of Trust having resigned, the Beneficiary duly appointed MN Service Corporation (WA) as successor Trustee, under Recording No. 201004130055, records of Skagit County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$190,000.00 with interest thereon according to the terms thereof in favor of U.S. Bank National Association ND, and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.
3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the grantors under the Deed of Trust 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 (30) day advance Notice of Default was transmitted to the grantor under the Deed of Trust, or any successor in interest, and a copy of the Notice of Default was posted or served in accordance with the law.



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5. U.S. Bank National Association ND, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a request directing the Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The default specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on October 20, 2010, recorded in Skagit County, Washington, a Notice of Trustee's Sale of the Property under Recording No. 201010200071.

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the main entrance to Skagit County Courthouse, located at 205 W. Kincaid, in the City of Mt. Vernon, State of Washington, a public place, at 10:00 A.M. on January 21, 2011, and, in accordance with the 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 the Notice of Trustee's Sale prior to ninety (90) days before the sale. Further, the Trustee published a copy of the Notice of Trustee's Sale in a legal newspaper in the county wherein the Property is situated, once on or between the 35th and 28th day prior to the sale date and once on or between the 14th and 7th day prior to the sale date. Further, in accordance with the law, the Notice of Trustee's Sale was transmitted or served to or upon the grantors under the Deed of Trust, or any successor in interest, accompanied by a Notice of Foreclosure in substantially the statutory form, to which copies of the grantors' note and Deed of Trust were attached.

8. During foreclosure, no action commenced by the Beneficiary or its successor was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days before the date of the Trustee's sale and the obligation secured by the Deed of Trust remaining unpaid, on January 21, 2011, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation secured, the Trustee then and there sold the Property at



public auction to the Grantee, the highest bidder therefore, for the sum of \$152,000.00 by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses, as provided by statute.

DATED: February 10th, 2011.

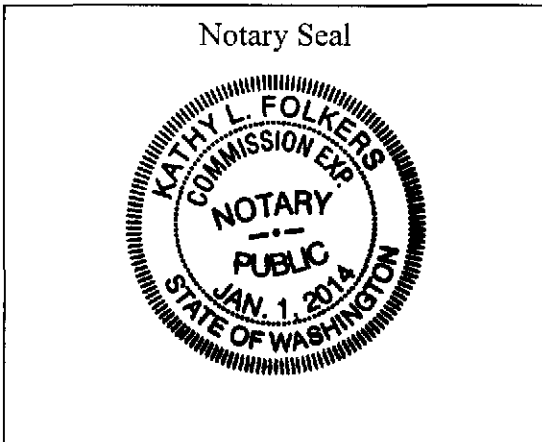
MN SERVICE CORPORATION (WA)

By: *Dustin R. Klinger*
Dustin R. Klinger, Assistant Secretary

State of Washington)
County of Clark) ss.

I certify that I know or have satisfactory evidence that Dustin R. Klinger is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it the Assistant Secretary to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 10, 2011.



KL
Notary Public for Washington

Name of Notary

My appointment expires: Jan, 2014

