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Skagit County Auditor

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COVER SHEET FOR RECORDING DOCUMENTS

Return to: City of Mount Vernon
Post Office Box 809
Mount Vernon Washington 98273

DOCUMENT TITLE: Trustee's Deed

GRANTORS: Northwest Trustee Services, Inc.

GRANTEES: City of Mount Vernon

ABBREVIATED LEGAL DESCRIPTION: A portion of Government Lot 1, Section 30,
Township 34 North, Range 4 East

ASSESSOR'S PARCEL/TAX ID NUMBER: 340430-0-023-0003

After Recording Return To:
City of Mount Vernon, A Municipality
PO Box 809
Mount Vernon, WA 98273

File No.: 7104.12950/Chase, Steven and Doris

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to City of Mount Vernon, A Municipality, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 340430-0-023-0003

That portion of Government Lot 1, Section 30, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at the West Quarter Corner of said Section 30; thence North 1 degree 36'30" East, along the West line of said Section 30, a distance of 1387.43 feet to a point on the center-line of the County Road; thence South 89 degrees 57' 21" East, along the center-line of the County Road, a distance of 1056.89 feet; thence North 0 degrees 30'24" East a distance of 490.13 feet to the true point of beginning of this description; thence continuing North 0 degrees 30'24" East a distance of 120.00 feet, more or less, to a point on the South line of that dike right-of-way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington; thence North 81 degrees 53'03" East, along the South line of said dike right-of-way, a distance of 125.00 feet thence South 0 degrees 30'24" West a distance of 120.00 feet, more or less, to a point that bears North 81 degrees 53'03" East from the true point of beginning; thence South 81 degrees 53'03" West a distance of 125.00 feet to the true point of beginning. Together with a non-exclusive Easement for ingress and egress and utility purposes, on, over and through the following described tract of land: That portion of Government Lot 1, Section 30, Township 34 North, Range 4 East of the W.M., described as follows: Beginning at the West Quarter Corner of said Section 30; thence North 1 degree 36'30" East, along the West line of said Section 30, a distance of 1387.43 feet to a point on the center-line of the County Road; thence South 89 degrees 57'21" East along the center-line of the County Road, a distance of 996.89 feet to the true point of beginning of this description; thence continuing South 89 degrees 57'21" East along the center-line of the County Road, a distance of 60.00 feet thence North 0 degrees 30'24" East, a distance of 429.44 feet thence North 81 degrees 53'03" East a distance of 125.00 feet; thence North 0 degrees 30'24" East a distance of 60.69 feet; thence South 81 degrees 53'03" West a distance of 125.00 feet thence North 0 degrees 30'24" East a distance of 120.00 feet, more or less, to a point on the South line of that dike right-of-way as conveyed to Dike District No. 3 by that deed filed under Auditor's File No. 77342, records of Skagit County, Washington; thence South 81 degrees 53'03" West, along the South line of said dike right-of-way, a distance of 60.69 feet; thence South 0 degrees 30'24" West a distance of 601.52 feet to the true point of beginning. EXCEPT the County Road along the South side thereof.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Steven Chase and Doris Chase, husband and wife, as Grantor, to First American Title Insurance Company, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for BNC Mortgage, Inc., Beneficiary, dated 02/02/07, recorded 06/08/07, under Auditor's/Recorder's No. 200706080126, records of Skagit County, Washington and subsequently assigned to U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series 2007-B under Skagit County Auditor's/Recorder's No. 200906030091.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2232

JUL 26 2011

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

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$346,750.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for BNC Mortgage, Inc. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1, Mortgage Pass-Through Certificates, Series 2007-B, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 04/13/11, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201104130053.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., 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 prior to 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 July 15, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$190,873.00 cash.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: July 22, 2011

NORTHWEST TRUSTEE SERVICES, INC.

BY: 
Jeff Sternman, Assistant Vice President



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State of Washington)
County of King)

I Julie Bouffleur, Notary certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 22, 2011

JULIE BOUFFLEUR
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
02-23-13



NOTARY PUBLIC in and for the State of
Washington, residing at King Co.
My commission expires:

2/23/2013



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