

When recorded, mail to:

US BANK HOME MORTGAGE
4801 FREDERICA STREET
OWENSBORO, KY 42301



201107260053

Skagit County Auditor

7/26/2011 Page 1 of 3 2:47PM

Trustee's Sale No: WA-USB-11010379

TRUSTEE'S DEED

THE GRANTOR, LSI TITLE AGENCY, INC., 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: **US BANK, NA, GRANTEE**, that real property, situated in the County of **SKAGIT**, State of **WASHINGTON**, described as follows:

TRACT 6, ROLLING RIDGE ESTATES NO. 1, PTN SE NW 27-35-4 AND LOT A
ROLLING ESTATES NO.2
SEE ATTACHED EXHIBIT 'A' FOR FULL LEGAL DESCRIPTION.

Tax Parcel No: P68551, P37799, P83762.

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 dated 7/17/2008, recorded in Auditor's/Recorder's No. 200807180136, records of SKAGIT County, Washington, from RONALD L. HOOVER, (UNMARRIED), as Grantor, to ROUTH CRABTREE OLSEN-JAMES MIERSMA, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of 412167, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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 described Deed of Trust provides 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 the "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. US BANK, NA, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee 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 March 29, 2011 recorded in the office of the

EXHIBIT A

PARCEL A:

TRACT 6, ROLLING RIDGE ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF THE PLAT OF ROLLING RIDGE ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 89°35'52" EAST ALONG THE SOUTH LINE OF SAID LOT 6 TO A DISTANCE OF 90.00 FEET;
THENCE SOUTH 0°24'08" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 89°35'52" WEST, A DISTANCE OF 90.00 FEET TO A POINT WHICH BEARS SOUTH 0°24'08" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 0°24'08" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C:

LOT A, ROLLING RIDGE ESTATES NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 97 AND 98, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF THE TRACT LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF TRACT 5 OF PLAT OF ROLLING RIDGE ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 4 AND 5, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON



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