



201108120041  
Skagit County Auditor

8/12/2011 Page 1 of 4 1:08PM

FILED FOR RECORD AT REQUEST OF  
AND RETURN ORIGINAL TO:

*Keith A. Bode*

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Lynden, WA 98264-0688  
Tel. (360) 354-5021

2438  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

GRANTOR(S):

1. BODE, KEITH A. (Trustee)

AUG 12 2011

GRANTEE(S):

1. AMSTEL INVESTMENTS LTD.

Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *CM* Deputy

LEGAL DESCRIPTION:

Abbreviated: Lot 16 Bel-Air Manor First Addition, Mount Vernon, WA  
Full is found on page two

ASSESSOR'S PARCEL NUMBER(S):

1. P52320/3705-000-016-0004

FORECLOSED DOCUMENT:

1. Deed of Trust AF No. 200810200150

## Trustee's Deed

The Grantor, KEITH A. BODE, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below in foreclosure proceedings hereby grants and conveys without warranty, to AMSTEL INVESTMENTS LTD., a British Columbia corporation, Grantee, that real property situated at 1925 East Bel Air Drive, Mount Vernon, Washington 98273 carried as Skagit County Parcel No. P52320/3705-000-016-0004, Skagit County, Washington, and legally described as follows:

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**BODE to AMSTEL INVESTMENTS**

Lot 16, *Bel-Air Manor First Addition*, Mount Vernon, Washington, according to the Plat recorded in Volume 7 of Plats, Page 60, records of Skagit County, Washington.

**Deed of Trust Foreclosure Recitals:**

1. **Deed of Trust.** This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between ROBERT JOHN DOUGLAS, as Grantor, to CHICAGO TITLE INSURANCE COMPANY, as Trustee, and LORRENE CROWE and GEOFFREY CROWE, wife and husband, and SHELLEY COOPER, a married woman whose husband is DARRYL COOPER, as Joint Tenants with right of survivorship as to an undivided 93.1319%, and SHELLEY COOPER and DARRYL COOPER, wife and husband, as Joint Tenants with right of survivorship as to an undivided 6.8681%, as Beneficiary, dated October 17, 2008, and recorded October 20, 2008, under Skagit County Auditor's file No. 200810200150.

KEITH A. BODE was appointed successor Trustee by instrument recorded April 18, 2011, under Skagit County Auditor's File No. 201104180119.

AMSTEL INVESTMENTS LTD., succeeded to the beneficial interests hereunder by Beneficiary's Assignment of Deed of Trust recorded August 12, 2011.

2. **Purpose of Deed of Trust.** Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$36,400.00, with interest thereon, according to the terms thereof, in favor of LORRENE CROWE and GEOFFREY CROWE, wife and husband, and SHELLEY COOPER, a married woman whose husband is DARRYL COOPER, as Joint Tenants with right of survivorship as to an undivided 93.1319%, and SHELLEY COOPER and DARRYL COOPER, wife and husband, as Joint Tenants with right of survivorship as to an undivided 6.8681% and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. **Nonjudicial Foreclosure Eligibility.** The Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes, and otherwise contains all the terms requisite for nonjudicial foreclosure as specified in RCW 61.24.030(1,2). The subject property is not in fact principally used for agricultural or farming purposes. No Grantor of the Deed of Trust or obligor on the obligation secured thereby is known to be a member of the armed services of the United States.

4. **Default.** The DOT Grantor became delinquent in the payment of interest on obligation secured by the Deed of Trust which subsequently matured and became fully delinquent on October 31, 2010.

5. **Notice of Default.** The Beneficiary and/or Trustee issued a Notice of Default conforming to RCW 61.24.030(8) on November 10, 2010. Said notice was timely served on



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**BODE to AMSTEL INVESTMENTS**

the Grantor by mail and by posting on the premises.

6. Defaults Uncured. The defaults noted in the Notice of Default were not timely cured.

7. Ownership of Deed of Trust and Underlying Obligation. The Trustee has in hand written proof of the beneficial ownership of the Deed of Trust and the underlying obligation secured thereby.

8. Direction to Proceed with Foreclosure. The confirmed owner of the beneficial interest of the Deed of Trust has delivered to the Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

9. Notice of Trustee's Sale. The Trustee issued a Notice of Trustee's sale conforming to RCW 61.24.040(1)(f) on May 5, 2011, caused the same to be recorded on May 10, 2011, under Skagit County Auditor's File No. 201105100002, transmitted the same by mail to all persons entitled thereto and posted the same on the property, all prior to ninety (90) days before the date scheduled for the Trustee's Sale. The Notice of Trustee's Sale fixed the place of sale as the front door of the Skagit County Courthouse, 205 Kincaid Street, Mt. Vernon, Skagit County, Washington, a public place as required by RCW 61.24.040(5), at 12:00 o'clock, noon, on Friday, August 12, 2011.

10. Notice of Foreclosure. The Trustee issued a Notice of Foreclosure conforming to RCW 61.24.040(2) on May 5, 2011, and the same accompanied copies of the Notice of Trustee's Sale transmitted to the Grantor of the Deed of Trust.

11. Publication of Notice of Trustee's Sale. The Trustee caused a copy of said Notice of Trustee's Sale to be published in the Skagit Valley Herald, a legal newspaper in the proper county, in accordance with RCW 61.24.040(3) on July 8, 2011, and July 29, 2011.

12. Cure Date. The defaults specified in the Notice of Trustee's Sale were not cured ten (10) days prior to the scheduled date of Trustee's Sale.

13. Trustee's Sale. At 12:00 o'clock, noon, on Friday, August 12, 2011, the scheduled date for the Trustee's Sale, which date not less than 190 days from the initial date of default in the obligation secured by the Deed of Trust, the Trustee then and there sold at public auction to said Grantee, the solet bidder thereat, the property hereinabove described, for the sum of \$60,826.24 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

14. At no time material to this foreclosure was any action was pending on any obligation secured by the Deed of Trust.



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15. All legal requirements and all provisions of said Deed of Trust, and all acts to be performed and notices to be given as provided in Chapter 61.24 RCW, to conclude deed of trust foreclosure have been complied with,

**Dated** this 12<sup>th</sup> day of August, 2011.

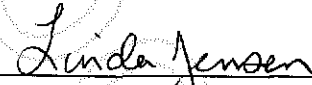
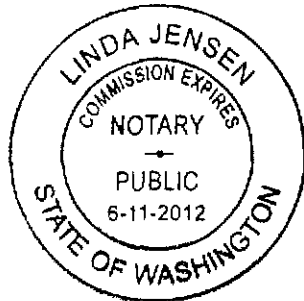


\_\_\_\_\_  
KEITH A. BODE  
Successor Trustee

State of Washington }  
County of Whatcom } <sup>ss.</sup>

On this day personally appeared before me KEITH A. BODE 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 12th day of August, 2011.



\_\_\_\_\_  
Notary Public in and for the State of  
of Washington, residing in Blaine, Mount  
My commission expires: 6-11-12 <sup>Vernon</sup>

8-12-11  
JA



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