

When Recorded Return to:
Washington Foreclosure Services, Inc.
P. O. Box 14796
Spokane, WA 99214-0796



201108220162
Skagit County Auditor
8/22/2011 Page 1 of 4 3:58PM

LAND TITLE OF SKAGIT COUNTY

Reference: 201105040084 (Notice of Trustee's Sale)
Grantor(s): Rodger M. Carlson and Faye E. Matier
Beneficiary: Martin W. Savinsky
Abbr. Legal: Ptn Government L2, S 31, T 33 N, R 5 E, WM
Parcel No. 330531-0-008-0001/P18352
Grantor: Washington Foreclosure Services, Inc.

TRUSTEE'S DEED

The Grantor, Washington Foreclosure Services, 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, **MARTIN W. SAVINSKY, as his separate property**, said Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of Government Lot 2 in Section 31, Township 33 North, Range 5 East, W.M., described as follows: BEGINNING at the most Easterly corner of that tract of land commonly known as the Masonic & Ioof Cemetery Tract, as conveyed by deed dated May 16, 1912, filed June 11, 1912, under Auditor's File No. 91728 and recorded in Volume 88 of Deeds, page 587; thence in an Easterly direction along the Southerly line of the County road (now State Highway), 198 feet; thence Southwesterly parallel with the Southeasterly line of said Cemetery Tract as thus conveyed to the West line of said Government Lot 2; thence North along said West line to an inner corner of said Cemetery Tract as thus conveyed; thence Northeasterly along the Southeasterly line of said Cemetery Tract as thus conveyed to the point of beginning, EXCEPT that strip of land 50 feet wide conveyed to English Lumber Company, a corporation, by deed dated November 25, 1919, filed December 4, 1919, under Auditor's File No. 137414, and recorded in Volume 115 of Deeds, page 406. Situate in the County of Skagit, State of 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 dated May 10, 2000, and

recorded on May 11, 2000, under file number 200005110099, records of Skagit County, State of Washington, from Rodger M. Carlson, an unmarried individual and Faye E. Matier, an unmarried individual, as Grantors, to Land Title Company, as Trustee; and Martin W. Savinsky, as his separate property, as said beneficiary; with a subsequent Assignment of Deed of Trust assigning said beneficial interest to Martin W. Savinsky on November 14, 2000, under file no. 200011140057.; with a subsequent Appointment of Successor Trustee recording under file no. 200909080202 appointing Washington Foreclosure Services, Inc., as said trustee.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$108,000.00 with interest thereon, according to the terms thereof, in favor of Martin W. Savinsky, as said beneficiary 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. Martin W. Savinsky, as said beneficiary, 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 May 4, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 201105040084.

7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the front steps of the Skagit County Courthouse, 205 W. Kincaid St., Mt. Vernon, Washington, a public place, at 10:00 a.m., and in accordance with law, caused copies of the statutory Notice of Trustee's Sale to be mailed 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-second and twenty-eighth day before the date of sale, and once between the eleventh 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.



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8. During foreclosure, no action was pending on any obligation secured by said 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 "Amended 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 November 5, 2010, the date of 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 thereof, the property described, for the total sum of \$108,000.00.

DATED this 5th day of August, 2011.

Washington Foreclosure Services, Inc.

2519
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 22 2011

Amount Paid \$
Skagit Co. Treasurer/
By MF Deputy

By Vicky L. Armstrong
Vicky L. Armstrong
Vice-President

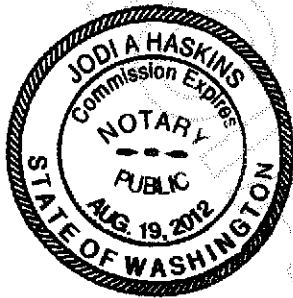



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STATE OF WASHINGTON)
) ss.
County of Spokane)

On this day personally appeared before me Vicky L. Armstrong, to me known to be the Vice-President of Washington Foreclosure Services, In., the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her 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
Washington, Residing at Spokane
My Commission Expires: 8/19/12



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