

AFTER RECORDING, RETURN TO:

Michael Siderius
SIDERIUS, LONERGAN & MARTIN, LLP
500 Union Street, Suite 847
Seattle, WA 98101



201109080018

Skagit County Auditor

9/8/2011 Page 1 of 2 11:16AM

TRUSTEE'S DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112697

SEP 08 2011

Grantor: 1) Michael Siderius

☐ Additional on page _____

Grantee: 1) Kitsap Credit Union

☐ Additional on page _____

Amount Paid \$0
Skagit Co. Treasurer
By him Deputy

Legal Description (abbreviated): LOT 38, PLAT OF TRUMPETER MEADOWS

☐ Additional on: _____

Assessor's Tax Parcel ID #: 4872-000-038-0000

Reference Nos. of Documents Released or Assigned: 200812300109 & 201106030055

The Grantor, MICHAEL SIDERIUS, 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: KITSAP CREDIT UNION, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 38, "PLAT OF TRUMPETER MEADOWS", AS PER PLAT RECORDED
ON OCTOBER 12, 2005, UNDER AUDITOR'S FILE NO. 200510120048,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between RANDALL R. KORTLEVER and SHELLY L. KORTLEVER, Grantors, to GUARDIAN NORTHWEST TITLE & ESCROW, Successor Trustee and KITSAP CREDIT UNION, as Beneficiary, dated December 16, 2008, as Auditor's No. 200812300109, records of Skagit County.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of \$248,900.00 with interest thereon, according the terms thereof in favor of KITSAP CREDIT UNION, 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 purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor 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-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. KITSAP CREDIT UNION, being then the holder to 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 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 June 3, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 201106030055.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid, the City of Mt. Vernon, a public place, on September 2, 2011 at 10:00am, and in accordance with 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 ninety days before the sale; further, said Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale in 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.

8. During foreclosure, no action was pending on the 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 "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 2, 2011, 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 therefor, the property hereinabove described, for the sum of \$205,700.00, (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.)

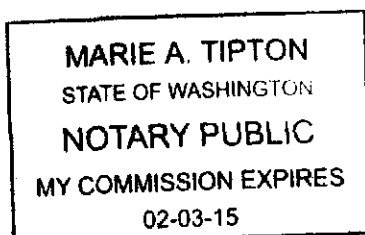
DATED: September 6, 2011

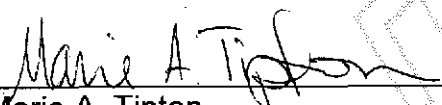
By: 
Michael Siderius, Successor Trustee

STATE OF WASHINGTON)
)
COUNTY OF KING)

On this day personally appeared before me MICHAEL SIDERIUS, 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 6th day of September, 2011.




Marie A. Tipton
Notary Public for the State of
Washington residing at: Seattle
My commission expires: 2/3/2015

