



201111300034

Skagit County Auditor

After Recording, Please Return To:
Bill and Jannette Krieger and LaVerne Krieger
14106 Avon Allen Rd.
Mount Vernon, WA. 98273

11/30/2011 Page 1 of 3 11:25AM

SKAGIT COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. Trustee's Deed	
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 201108120050 Additional reference numbers are on page _____ of document.	
GRANTOR(S): 1. Joseph T. G. Harper, Successor Trustee Additional names on page _____ of document.	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20113618 NOV 30 2011
GRANTEE(S): 1. Bill and Jannette Krieger, husband and wife, and 2. LaVerne Krieger, a single woman. Additional names on page _____ of document.	Amount Paid \$0 Skagit Co. Treasurer By <i>mdm</i> Deputy
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) Lot 43, "Plat of Country Aire Phase 1" Full legal description is on page 1 of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S): P104082, 4605-000-043-0002	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

TRUSTEE'S DEED

The GRANTOR, Joseph T. G. Harper, 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 Bill and Jannette Krieger, husband and wife, and LaVerne Krieger, a single woman, hereinafter referred to as GRANTEES, that real property, situated in the County of SKAGIT, State of Washington, described as follows:

Lot 43, "Plat of Country Aire Phase 1," as per plat recorded in Volume 15 of Plats, pages 91 through 94, inclusive, records of Skagit County, State of Washington.

Parcel No.: P104082

And commonly known as: 1208 E. Gilkey Rd., Burlington, WA. 98233.

RECITALS:

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated October 2nd, 2008, and recorded October 8th, 2008 under Trustee's Deed 11/18/11 (JTGH) #

Auditor's File No. 200810080094, records of Skagit County, Washington, from Felipe Rosales and Ricaelma L. Avila, husband and wife, as Grantors, to Land Title Company as Trustee, to secure an obligation originally in favor of Lime Financial Services, LTD, which beneficial interest was transferred to the current beneficiary, Citimortgage, Inc. on October 15th, 2010 and recorded October 25th, 2010 under Auditor's File No. 201010250109 records of Skagit County, Washington.

1. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$192,000.00 with interest thereon, according to the terms thereof, in favor of Beneficiary and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
2. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
3. 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 make 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.
4. Citimortgage, Inc., being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
5. 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 August 9th, 2011, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property.
6. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the main entrance of the Superior Courthouse, located at 205 W. Kincaid Street, Mt. Vernon, WA., a public place, at 10:00 AM, 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 90-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 sale; and further, included with this Notice, which was transmitted to or served 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.
7. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
8. 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 Revised Code of Washington, Chapters 61.24 et seq.
9. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 18th, 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 Grantees, the

Trustee's Deed 11/18/11 (JTGH) #



201111300034
Skagit County Auditor

11/30/2011 Page

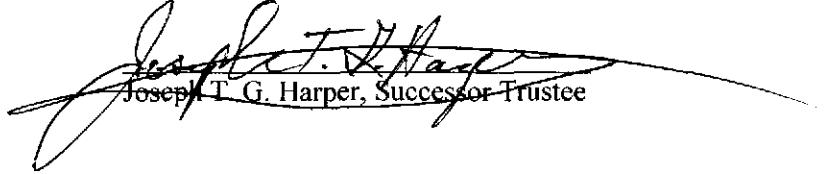
2 of

3 11:25AM

highest bidder therefore, the property hereinabove described, for the sum of \$111,000.00, together with all fees, costs and expenses as provided by statute.

10. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

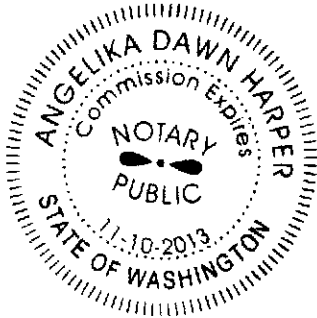
DATED: 18 Nov. 11

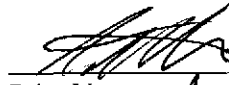

Joseph T. G. Harper, Successor Trustee

STATE OF WASHINGTON)
) §
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence that JOSEPH T. G. HARPER is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED 11/18/11




Print Name: Angelika Dawn Harper
Notary Public in and for the State of
Washington residing in Tacoma WA
My appointment expires: 11-10-13