



201202140049  
Skagit County Auditor

2/14/2012 Page 1 of 3 1:31PM

Filed for record at the request of:  
Real Estate Management Corporation  
P.O. Box 2116  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** TRUSTEE'S DEED  
**GRANTOR:** REAL ESTATE MANAGEMENT CORPORATION  
**GRANTEES:** DIBIASE, JEANETTE R., Trustee of the Jeanette R. DiBiase Revocable Living Trust  
**LEGAL DESC.:** Ptn, Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO"  
**TAX PARCEL NO.:** 4166-031-000-0100 P113443

**TRUSTEE'S DEED**

The Grantor, Real Estate Management Corporation, a Washington Corporation, as successor 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 JEANETTE R. DIBIASE, Trustee of the Jeanette R. DiBiase Revocable Living Trust, GRANTEE, that real property, situated in the County of Skagit, and described as follows:

Lot 2 of Sedro-Woolley Short Plat No. 09-96, approved June 30, 1998, recorded July 15, 1998, in Book 13 of Short Plats, page 146, under Auditor's File No. 9807150090, records of Skagit County, Washington, and being a portion of Block 31, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Together with a 1998 Redman 48x28 Mobile Home, VIN 11825465

**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 October 1, 2007, recorded October 2, 2007, under Auditor's File No. 200710020080, records of Skagit County, Washington, from MARCELINO MADRIGAL and SOCORRO MADRIGAL, husband and wife, as Grantors, to GUARDIAN NORTHWEST TITLE, a Washington corporation, as Trustee, to secure an obligation in favor of JEANETTE R. DIBIASE, Trustee of the Jeanette R. DiBiase Revocable Living Trust, Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory note in the original sum of \$190,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, and to secure any other sums of money which might become due and payable under the terms of the said Deed of Trust.

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012359  
FEB 14 2012

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

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 Grantors, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 201110260030.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse lobby in the City of Mount Vernon, State of Washington, a public place, on February 3, 2012, at 10:00 o'clock a.m., 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 twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the county in which the property or any part thereof is situated; 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. The time of sale was thereafter postponed to February 10, 2012, at 10:00 o'clock a.m. at the Skagit County Courthouse lobby in the City of Mount Vernon, Washington.

8. During foreclosure, no action was pending on an 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 13, 2012, the date of the 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 \$238,164.69.

Dated this 13<sup>th</sup> day of February, 2012.

REAL ESTATE MANAGEMENT CORPORATION

By: 

Kent Haberly, President

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Skagit County Auditor

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 13th day of February, 2012.

Karen Alderson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham  
My appointment expires 3-28-15.

