



201203150052

Skagit County Auditor

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AFTER RECORDING RETURN TO:

JPMorgan Chase Bank, N.A.
c/o Northwest Trustee Services
13555 SE 36th Street, Ste 101
Bellevue, Wa 98006

LAND TITLE OF SKAGIT COUNTY

Arthur, Geoffrey H & Ricketts-Arthur, Susan N, 1452.1103031

1390970

TRUSTEE'S DEED

The **GRANTOR, Bishop, White, Marshall & Weibel, P.S.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **JPMorgan Chase Bank, N.A., GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P112825 / P74718

Abbreviated Legal: Lots 1-3, Blk 3, Reserve Add. TGW Vac. Sts.

See Legal Description attached hereto and made a part hereof as Exhibit "A".

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 between Geoffrey H. Arthur and Susan N. Ricketts-Arthur acquired title as Susan Ricketts-Arthur, husband and wife, as Grantor, to Chicago Title Company as Trustee, and First Mutual Bank as Beneficiary, dated November 18, 2005 recorded on November 28, 2005 as No. 200511280222. Said Deed of Trust was modified on October 8, 2009 under Auditor's File No. 200910080091. Current beneficiary of said Deed of Trust is First Mutual Bank, a division of Washington Federal Savings, Successor by merger to First Mutual Bank, a Washington Corporation.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012677

MAR 15 2012

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of First Mutual Bank 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 "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. First Mutual Bank, a division of Washington Federal Savings, successor by merger to First Mutual Bank, a Washington corporation 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 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 April 25, 2011 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201104250098.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on July 29, 2011 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 29, 2011, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$175,832.36.

Dated: March 14, 2012

Bishop, White, Marshall & Weibel, P.S.

By [Signature]
David A. Weibel, Assistant Secretary

State of Washington)

) ss:

County of King)

On this 14 day of March, 2012 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David A. Weibel, Assistant Secretary of Bishop, President White, Marshall & Weibel, P.S., 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 states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.

[Signature]

Name: Molly Susan Biell
Notary Public in and for the State of
Washington, residing at: King Co.
My Commission Expires: 10/20/15



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"Exhibit A"
Legal description

LEGAL DESCRIPTION

Lots 1 through 3, Block 3, "Plat of Reserve Addition to the Town of Montborne in Skagit County, Washington," according to the plat thereof recorded in Volume 2 of Plats, Page 59, records of Skagit County, Washington;

Together with those portions of Division Street as vacated by Auditor's File Nos. 8412050012 and 8607210128, records of Skagit County, Washington.

Situated in Skagit County, Washington. Together with that certain 52 X 27 foot Marlette manufactured home bearing VIN No. H011938AB and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on September 29, 1998 under Recording/Auditor's No. 9809290185 BK 1876 PG 0498

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