

Return Address: Kyle W. Nolte  
Stamper Rubens, P.S.  
720 W. Boone, Suite 200  
Spokane, WA 99201



201204260034  
Skagit County Auditor

4/26/2012 Page 1 of 3 1:47PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 1147  
APR 26 2012

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

GUARDIAN NORTHWEST TITLE CO.

**TRUSTEE'S DEED**

102928

Grantor: Kyle W. Nolte  
Grantee: 1) Henderson, Bethany Ann; 2) Coker, Mathew Lee  
Legal Description (abbreviated): Lots 11 - 14, Blk 43, The Hamilton Townsite Company's Third Addition.  
Additional legal on page 2.  
Tax Parcel No: P73781, 4114-043-014-0009 P 73781  
Reference No. of Deed of Trust: 200506060090

The Grantor, Kyle W. Nolte, 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 Bethany Ann Henderson, a single person and Mathew Lee Coker, a single person, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lots 11 through 14, inclusive, Block 43, "THE HAMILTON TOWNSIT COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILOTN, WASH.", as per plat recorded in Volume 2 of Plats, page 97, records of Skagit County, Washington, including adjoining 40 feet of Washington Street. TOGETHER WITH manufactured home described as a 1989 Skyline Hamshire, Serial Number 229107694, HUD Tag Number ORE 175732, of which title was eliminated with Manufactured Home Title Elimination Application recorded under Auditor's File No. 200001280011.

Tax Parcel No: P73781, 4114-043-014-0009

**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 Edith M. Roberts, an unmarried woman, as Grantor, to Tallman, Hudders & Sorrentino, as Trustee, and United General Mortgage Corporation, a Pennsylvania corporation, as Beneficiary, dated May 31, 2005,

(Trustee's Deed - Page 1 of 3)

recorded June 6, 2005, as recording no. 200506060090, records of Skagit County, Washington, the beneficial interest in which was assigned to Opportunity Management Company, Inc., a Washington corporation under an Assignment recorded under Auditor's File No. 200507140080.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$43,200.00, with interest thereon, according to the terms thereof, in favor of United General Mortgage Corporation, 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 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.

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 December 30, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as recording no. 201112300088.

6. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, south entrance, 205 W. Kincaid St., Mount Vernon, Washington, a public place, at 10 o'clock a.m., April 6, 2012, 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of 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.

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 Chapter 61.24 RCW.

9. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 6, 2012, 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 \$10,188.00, as satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

*(Trustee's Deed - Page 2 of 3)*



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