

Filed for Record at Request of  
American Default Management



201205170094

Skagit County Auditor

5/17/2012 Page 1 of 3 4:19PM

AND WHEN RECORDED TO:  
**Hanna Youssef and Paraskevi Stamati**  
33607 Hwy 97 N.  
Oroville, WA 98844

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 2011-2287WA Loan No.: 21505218  
Order No.: 5430418

## TRUSTEE'S DEED

The GRANTOR, **American Default Management**, 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: **Hanna Youssef and Paraskevi Stamati**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**Lot 1 of short Plat 37-88 recorded under AF#8809200016; being a portion of the SE1/4 of Sec 18, TWP 33, RNG 4 together with the Easterly 150.0 feet of the Burlington Northern and Santa Fe Railway Company's (formerly Great Northern)**

**For complete Legal see attached Exhibit "A"**

A.P.N. No.: 330418-4-004-0203 (P16826)

### 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 Han Sik Chang and Yong Cha Chang, Husband and Wife, as Grantor, to First American Title Insurance Company, as Trustee, and Nara Bank, as Beneficiary, dated 10/7/2005, recorded 10/13/2005, as Instrument No. 200510130156, in Book/Reel N/A, Page/Frame N/A, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$1,160,000.00 with interest thereon, according to the terms thereof, in favor of Nara 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 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. Nara Bank, being then 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121413  
MAY 17 2012

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

## TRUSTEE'S DEED

T.S. No.: **2011-2287WA**

Loan No.: **21505218**

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 on **9/12/2011**, in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201109120049**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, At the main entrance of the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, Washington, a public place, on 12/16/2011 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 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 in a legal newspaper in each county in which the property or any part thereof is situated: and further, included in 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **4/13/2012**, 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 therefore, the property hereinabove described, for the sum of **\$665,829.50**, 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.

Date: 4/19/2012

**American Default Management**

  
\_\_\_\_\_  
**Piya Tolani, President**

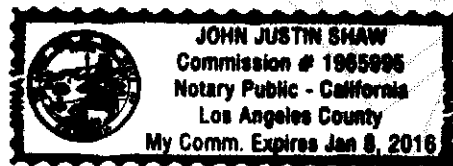
State of California) ss.  
County of Los Angeles)

On 4/20/12, before me, **John Justin Shaw**, a Notary Public in and for said County and State, personally appeared, **Piya Tolani** personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE \_\_\_\_\_

  
John Justin Shaw



201205170094  
Skagit County Auditor

TS # 2011-2287

Loan # 21505218

Order #5430418

## EXHIBIT "A"

### Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 1, Skagit County Short Plat No. 37-88 as approved September 19, 1988, and recorded September 20, 1988, in Volume 8 of Short Plats, page 67, under Auditor's File No. 8809200016, records of Skagit County, Washington, being a portion of the Southeast  $\frac{1}{4}$  of Section 18, Township 33 North, Range 4 East, W.M.

TOGETHER WITH that portion of the Easterly 150.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 300.0 feet wide Station Ground property at Fir, Washington, being 200.0 feet wide on the Easterly side and 100.0 feet wide on the Westerly side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 18, Township 33 North, Range 4 East, W.M., lying between two lines drawn parallel with and distant, respectively, 50.0 feet and 200.0 feet Easterly, as measured at right angles from said Main Track centerline, bounded on the South by the South line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and on the North by the centerline of Kayton Slough.



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