

Return Address: MN Service Corporation (WA)
Attention: Lisa C. Lui
Miller Nash LLP
601 Union Street, Suite 4400
Seattle, Washington 98101



201207020101
Skagit County Auditor

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AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200611060115 (Deed of Trust) 201109270054 (Re-Record of Deed of Trust) 201202100043(Notice of Trustee Sale)
Grantor(s):	1. MN Service Corporation (WA)
<input type="checkbox"/> Additional names on page _____ of document	5290925 1ST AM 9/12/12
Grantee(s):	1. Charles Ray Byrd and Janet Elizabeth Byrd
<input type="checkbox"/> Additional names on page _____ of document	
Legal Description:	Lots 3 and 4 Block 54 CITY OF ANACORTES, according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County
<input checked="" type="checkbox"/> Additional legal is on page <u>1-2</u> of document	
Assessor's Property Tax Parcel/Account Number:	P55236

TRUSTEE'S DEED

MN Service Corporation (WA), the grantor ("Grantor"), as present trustee ("Trustee") under that deed of trust as hereinafter described, in consideration of the premises and payment recited below, hereby grants and conveys without warranty to Charles Ray Byrd and Janet Elizabeth Byrd ("Grantee"), the real property ("Property") situated in Skagit County, State of Washington, described as:

Lots 3 and 4, Block 54, "CITY OF ANACORTES", according to the plat recorded in Volume 2 of Plats, page 4 records of Skagit County, Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 JUL -2 2012

Amount Paid \$
Skagit Co. Treasurer
By *mb* Deputy

Situated In The County of Skagit, State of Washington

The property address is: 1107 14th Street
Anacortes, WA 98221

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain deed of trust ("Deed of Trust") between Ardith M. Kelley, unmarried individual grantor, U.S. Bank Trust Company National Association, as trustee, and U.S. Bank National Association, ND as beneficiary, dated October 5, 2006 recorded on November 6, 2006, under Skagit recording number 200611060115 (re-recorded on September 27, 2011 to correct legal description in the records of Skagit County, Washington, Auditor's File No. 201109270054). The original trustee under the Deed of Trust having resigned, the Beneficiary duly appointed MN Service Corporation (WA) as successor Trustee by that certain instrument recorded January 12, 2012, under Auditor's File No. 201201120071 in the records of Skagit County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$212,000.00, 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 the Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the grantor under the Deed of Trust 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 (30) day advance Notice of Default was transmitted to the grantor under the Deed of Trust, or any successor in interest, and a copy of the Notice of Default was posted or served in accordance with the law.

5. The beneficiary, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a request directing the Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The default specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on February 10, 2012, recorded in the records of the Skagit County Auditor a Notice of Trustee's Sale of the Property under File No. 201202100043.



7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the Main Entrance to the Skagit County Courthouse located at 205 W. Kincaid St., in the City of Mount Vernon, State of Washington on May 18, 2012, at 10:00 a.m. and, in accordance with the 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 the Notice of Trustee's Sale prior to ninety (90) days before the sale. Further, the Trustee published a copy of the Notice of Trustee's Sale in a legal newspaper in the county wherein the Property is situated, once between the 35th and 28th day prior to the sale date and once between the 11th and 7th day prior to the sale date. Further, in accordance with the law, the Notice of Trustee's Sale was transmitted or served to or upon the grantor under the Deed of Trust, or any successor in interest, accompanied by a Notice of Foreclosure in substantially the statutory form, to which copies of the grantor's note and deed of trust were attached.

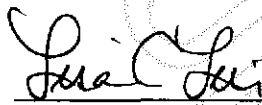
8. During foreclosure, no action commenced by the Beneficiary or its successor was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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 eleven (11) days before the date of the Trustee's sale and the obligation secured by the Deed of Trust remaining unpaid, on May 18, 2012, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation secured, the Trustee then and there sold the Property at public auction to the Grantee, the highest bidder therefor, for the sum of \$152,001.00, by the satisfaction of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses, as provided by statute.

DATED: June 28, 2012

MN SERVICE CORPORATION (WA)

By: 
Lisa C. Lui, Vice President



201207020101

Skagit County Auditor

State of Washington

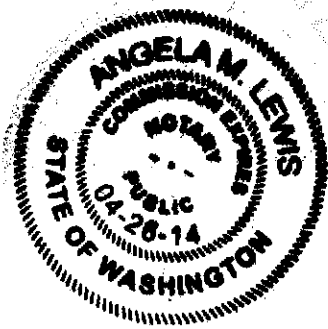
)
) ss.
)

County of King

I certify that I know or have satisfactory evidence that Lisa C. Lui is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of MN Service Corporation (WA) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 28, 2012.

Notary Seal



SEADOCS:447102.1
080325.0541

Angela M. Lewis
Notary Public for Washington

Angela M. Lewis
Name of Notary



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