



201208300134
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

141940-~~F~~

AFTER RECORDING RETURN TO:

Washington Federal
Attn: Foreclosure Department
425 Pike Street
Seattle, WA 98101-2334

Christenson, Eric T. & Linda M., 1452.1209301

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 Washington Federal f/k/a Washington Federal Savings, GRANTEE, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 4626-000-001-0000 / P105624

Abbreviated Legal: Ptn Lot 1, Bridgewater Estates, Phase 1.

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 Eric T Christenson and Linda M Christenson, husband and wife, as Grantor, to Washington Services, Inc., a Washington Corporation as Trustee, and Washington Federal Savings as Beneficiary, dated March 18, 2008 recorded on March 24, 2008 as No. 200803240066.
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 Washington Federal Savings and to secure a ~~Skagit County~~ ^{Skagit County} ~~Washington~~ ^{Washington} ~~REAL ESTATE EXCISE TAX~~ ^{REAL ESTATE EXCISE TAX} which might

TRUSTEE'S DEED - 1

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2707
AUG 30 2012

Amount Paid
Skagit Co. Treasurer
By *nam* Deputy

become due and payable under the terms of said Deed of Trust. Washington Federal Savings is now known as Washington Federal.

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. Washington Federal 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 May 17, 2012 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201205170086.
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 August 17, 2012 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.
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.

TRUSTEE'S DEED - 2

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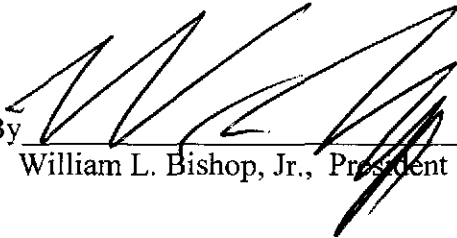


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10. The default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 17, 2012, the date of sale, which was 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 \$266,005.95.

Dated: August 29, 2012

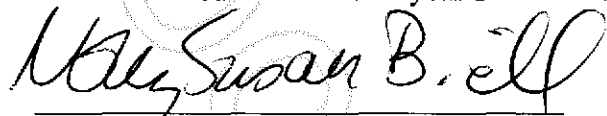
Bishop, White, Marshall & Weibel, P.S.

By 
William L. Bishop, Jr., President

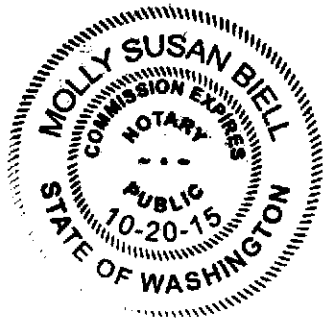
State of Washington)
) ss:
County of King)

On this 29th day of August, 2012 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, 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.



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



TRUSTEE'S DEED - 3

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EXHIBIT "A"

Lot 1, "FINAL PLAT OF BRIDGEWATER ESTATES, PHASE I," as per plat recorded in Volume 15 of Plats, pages 174 and 175, records of Skagit County, Washington,

EXCEPT that portion of said premises lying within the following described parcel:

Beginning at the Southwest corner of Lot 1 of said "Final Plat of Bridgewater Estates, Phase I";
thence South $89^{\circ}34'25''$ East, 179.04 feet along the South line of said Lot 1 to an angle point in said South line;
thence South $0^{\circ}25'35''$ West, 15.00 feet along said South lot line to the Northwest corner of Lot 1 of Skagit County Short Plat No. 93-033, approved August 20, 1993, and recorded August 20, 1993, in Volume 10 of Short Plats, pages 223 and 224, under Skagit County Auditor's File No. 9308200096; being a portion of the Southwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 3 East, W.M., and being the true point of beginning;
thence South $89^{\circ}34'25''$ East, 267.52 feet along the North line of said Lot 1 of Skagit County Short Plat No. 93-033 (also being the South line of said Lots 1, 2, and 3, "Final Plat of Bridgewater Estates, Phase I") to the Northeast corner of said Lot 1, Skagit County Short Plat No. 93-033;
thence North $0^{\circ}24'54''$ East, 15.24 feet, more or less, along the Northerly projection of the East line of said Lot 1, Skagit County Short Plat No. 93-033 to an existing East-West fence line as the same is shown on the face of said "Final Plat of Bridgewater Estates, Phase I";
thence North $89^{\circ}09'11''$ West, 267.52 feet, more or less, along said existing East-West fence line or fence line projected to a point bearing North $00^{\circ}25'35''$ East from the true point of beginning;
thence South $00^{\circ}25'35''$ West, 17.20 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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