

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.

Attn: Tracy M. Yi

1221 Second Avenue, Suite 500

Seattle, WA 98101-2925



201210030058

Skagit County Auditor

10/3/2012 Page 1 of 3 2:12PM

MIN #: 100047200004390539

Loan # 439053

Trustee # 40016.308/TMY

TRUSTEE'S DEED

6518924
1ST AM ③/74

Grantor(s): HILLIS CLARK MARTIN & PETERSON P.S., Successor Trustee

Grantee(s): HOMESTREET BANK

Legal Description (abbreviated): PTN. LOT 6, TRACT 2, "PEAVEY'S ACREAGE,
☒ Complete legal within document TRACTS NO. 1 AND 2 (SEC. 17, 20, 21, 22 & 28)

Assessor's Tax Parcel Identification No(s): 3966-002-006-0303 (P67964)

Reference No. of Related Documents: 200905050068

HILLIS CLARK MARTIN & PETERSON P.S., the grantor hereunder, as present successor trustee under that Deed of Trust (the "*Successor Trustee*"), as hereinafter particularly described, in consideration of the property and payment, recited below, hereby grants and conveys, without warranty, to HOMESTREET BANK, a Washington state chartered savings bank, the grantee hereunder, that real property, situated in the County of Skagit, State of Washington, described as follows:

THE NORTH 175 FEET OF THE WEST 200 FEET OF THE EAST 1/2 OF LOT 6, TRACT 2, "PEAVEY'S ACREAGE, TRACTS NO. 1 AND 2 (SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST) SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 37, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE BURMASTER ROAD RUNNING ALONG THE NORTH LINE THEREOF.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust dated April 28, 2009, and recorded on May 5, 2009, under Auditor's File No. 200905050068, records of Skagit County, Washington from Robert C. Martin and Julie E. Martin, husband and wife, as "**Grantor**," to Guardian Northwest Title, as trustee, to secure an obligation in favor of HOMESTREET BANK, a Washington state chartered savings bank, who was the original Beneficiary or, due to assignment is now the current Beneficiary (the "**Beneficiary**").

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$260,988.00 with interest thereon, according to the terms thereof, in favor of Beneficiary and to secure the performance of any other obligations and the payment of 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 Grantor's successor in interest, and a copy of said Notice of Trustee's Sale was posted or served in accordance with law.

5. Beneficiary delivered to said Successor Trustee a written request directing said Trustee or its authorized agent 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on May 15, 2012, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 201205150037.

7. The Successor Trustee, in its Notice of Trustee's Sale, fixed the place of sale as of August 17, 2012 at 11:00 AM, at the main entrance Skagit County Courthouse, located at 205 W. Kincaid, City of Mount Vernon, Washington, a public place, which sale was continued by successive public proclamations to September 21, 2012 at 11:00 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 Successor 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 sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or Grantor's 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 Revised Code of Washington, Chapter 61.24, et seq.

10. The defaults specified in the Notice of Trustee's Sale, not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 21, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to HOMESTREET BANK, a Washington state chartered savings bank, the highest bidder therefor, the property hereinabove described, for the sum of \$268,621.19 cash or 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.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED this 1st day of October, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123135

OCT 03 2012

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

HILLIS CLARK MARTIN & PETERSON P.S.

By:

Joseph A.G. Sakay

Successor Trustee

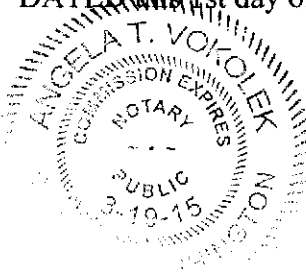
STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that Joseph A.G. Sakay is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the representative of HILLIS CLARK MARTIN & PETERSON P.S., a Washington professional service corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 1st day of October, 2012.



Printed Name Angela T. Vokolek

NOTARY PUBLIC in and for the State of Washington,
residing at Bainbridge Island
My Commission Expires 3-19-2015

Trustee's Deed
40016.308/TMY/kft



201210030058
Skagit County Auditor