



201303290071

Skagit County Auditor

3/29/2013 Page

1 of

4 10:19AM

AFTER RECORDING RETURN TO:

Errol Hanson Funding, Inc
PO Box 508
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131089

MAR 29 2013

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

Grantor: Allforc, Inc
Grantee: Errol Hanson Funding, Inc
Abbrev. Legs. Ptn Tract 38, PLAT OF BURLINGTON ACREAGE PROPERTY, Vol. 1, p. 49
Tract 4, CASCADE VISTA ADDITION, Vol. 8, p. 9
Tax Parcel Nos. 3867-000-038-1406; 3874-000-004-0003
Ref. No. 200007180082; 200209040051

TRUSTEE'S DEED

The GRANTOR, Allforc, Inc., 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 Errol Hanson Funding, Inc., a Washington corporation, GRANTEE, that real property situated in the County of Skagit, commonly known as 1731 Cascade Vista, Burlington, State of Washington, described as follows:

For full description, see EXHIBIT A, attached hereto and incorporated by this reference.

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by the Deed of Trust dated recorded July 18, 2000, under Auditor's File No. 200007180082, records of Skagit County, Washington, from William R. Allen, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Errol Hanson, as Beneficiary, and assigned to Errol Hanson Funding, Inc., by Assignment recorded under AFN 200209040051, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure the payment of one promissory note, as amended, in the amount of \$191,800.00, dated August 1, 2007, with interest thereon, according to the terms thereof, in favor of Errol Hanson Funding, Inc., and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

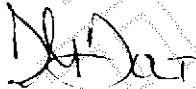
3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deeds 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 served or posted in accordance with law.
5. Errol Hanson Funding, Inc., 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 Deeds 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 October 18, 2012, recorded in the office of the Auditor of King County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 20121018000991.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the steps to the main entrance to the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, a public place, on March 21, 2013, changed by amended notice to March 28, at 10:00 O'Clock A.M., 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 this Notice, which was transmitted to or served upon 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 the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 29, 2013, the date of sale, which was not less than 190 days from 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 \$259,424.45, 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.

DATED this 28th day of March, 2013.

Allforc, Inc., Trustee, by:



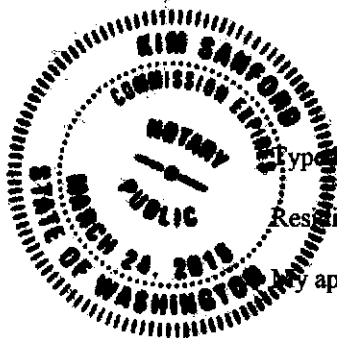
Dean Holt, Vice President

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT)

On this 28th day of March, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dean Holt, known to me to be the Vice President of Allforc, Inc., a Washington corporation, 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 stated that HE was authorized to execute the said instrument.



Type/print notary name

Kim Sanford

Residing at

Mt. Vernon

My appointment expires

March 24, 2015



EXHIBIT A
Legal Description

Parcel A

That portion of Tract 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Tract 4 of the CASCADE VISTA ADDITION IN TRACT 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, SKAGIT COUNTY, WASHINGTON, as recorded in Volume 8 of Plats, page 9, records of Skagit County, Washington;

Thence North 00° 00' 30" West along the East line of FAIRVIEW ADDITION REPLAT IN TRACTS 35 AND 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 7 of Plats, page 55, records of Skagit County, Washington, a distance of 188 feet;

Thence North 89° 34' East, parallel to the North line of said Cascade Addition, a distance of 120 feet;

Thence South 00° 00' 30" East, parallel to the East line of said Fairview Addition Replat, a distance of 188 feet to the North line of said Cascade Addition;

Thence South 89° 34' West along said North line a distance of 120 feet to the point of beginning;

EXCEPT that portion of said premises, if any, lying North of the South line of those premises conveyed to Harry G. Sweetham, et ux, by deed dated July 1, 1946, filed July 24, 1946, under Auditor's File No. 394396, and recorded in Volume 211 of Deeds, page 645, records of Skagit County, Washington;

AND EXCEPT that portion, if any, of said premises lying East of the West line of those premises conveyed to Samuel Adema, et ux, by deed dated April 29, 1946, filed April 30, 1946, under Auditor's File No. 391246, and recorded in Volume 209 of Deeds, page 65, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B

Tract 4 of the CASCADE VISTA ADDITION IN TRACT 38, PLAT OF THE BURLINGTON ACREAGE PROPERTY, SKAGIT COUNTY, WASHINGTON, as recorded in Volume 8 of Plats, page 9, records of Skagit County, Washington.

Situate in Skagit County, Washington.

