



201304040001

Skagit County Auditor

4/4/2013 Page 1 of 3 8:42AM

After Recording Return To:  
Michael and Holly Kooy  
1359 Eastwood Way  
Lynden, WA 98264

File No.: 7307.25970/Bogar, Darrell A. and Janet B.

### Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Michael and Holly Kooy, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 4150-073-016-0000/P111131

The East 1/2 of the following described Tract of Land: Lots 16 and 17, Block 73. "First Addition to the Town of Sedro in Skagit County, Washington", as per Plat recorded in Volume 3 of Plats, Page 29, Records of Skagit County, Washington. Together with that portion of the West 1/2 of Vacated Graves Street adjoining that has reverted to said premises by operation of law. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Darrell A. Bogar and Janet B. Bogar, husband and wife, as Grantor, to Land Title of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Peoples Bank, its successors and assigns, Beneficiary, dated 01/09/03, recorded 01/15/03, under Auditor's/Recorder's No. 200301150002, records of SKAGIT County, Washington and subsequently assigned to CitiMortgage, Inc. under SKAGIT County Auditor's/Recorder's No. 201206010047.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$119,200.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Peoples Bank, its successors and assigns and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. CitiMortgage, Inc., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 11/19/12, recorded in the office of the

Auditor of SKAGIT County, Washington, a " Notice of Trustee's Sale" of the Property under Auditor's File No. 201211190216.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock 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 prior to 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 22, 2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$56,000.00 cash.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: April 1, 2013

**NORTHWEST TRUSTEE SERVICES, INC.**

BY:   
Alan Burton, Assistant Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131176

APR 03 2013

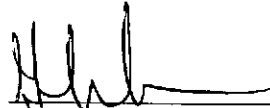
Amount Paid \$ 0  
Skagit Co. Treasurer  
By kk Deputy

State of Washington )  
County of King )

I Gabriel Moore, Notary certify that I know or have satisfactory evidence that Alan Burton is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 1, 2013

GABRIEL MOORE  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
03-08-16

  
NOTARY PUBLIC in and for the State of  
Washington, residing at King Co.  
My commission expires: 03/08/2016



201304040001  
Skagit County Auditor

RETURN ADDRESS

Darrell Bogar

1002 Fidalgo St.

Sedro Woolley, WA 98284

P-94704-E



200101050073

Skagit County Auditor

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STATE OF WASHINGTON Department of <b>Licensing</b>		MANUFACTURED HOME APPLICATION		PLEASE CHECK ONE	
<input checked="" type="checkbox"/> TITLE ELIMINATION <input type="checkbox"/> TRANSFER IN LOCATION <input type="checkbox"/> REMOVAL FROM REAL PROPERTY		Anyone who knowingly makes a false statement of a material fact is guilty of a felony, and upon conviction may be punished by a fine, imprisonment, or both. (RCW 46.12.210)			
<b>1 MANUFACTURED HOME</b>					
TPO / PLATE NUMBER	YEAR	MAKE	LENGTH/WIDTH/HEIGHT	VEHICLE IDENTIFICATION NUMBER (VIN)	
	2000	Skyline	44 X 28	21-91-0451-N-AB	
<b>2 LAND</b>					
LEGAL DESCRIPTION ON PAGE					
MANUFACTURED HOME WILL BE			REAL PROPERTY TAX PARCEL NUMBER		
<input checked="" type="checkbox"/> AFFIXED <input type="checkbox"/> REMOVED			4150-073-016-0000/P111131		
LOT	BLOCK	PLAT NAME	SECTION/TOWNSHIP/RANGE		
Ptn 16 & 17	73	First Addition to Sedro			
<b>3 GRANTOR(S) REGISTERED/LEGAL OWNER(S)</b>					
COUNTY NUMBER		NUMBER OF REGISTERED OWNERS		NUMBER OF LEGAL OWNERS	
		2		1	
NAME OF REGISTERED OWNER					
Darrell A. Bogar					
NAME OF ADDITIONAL REGISTERED OWNER					
Janet B. Bogar					
ADDRESS CITY STATE ZIP CODE					
1002 Fidalgo St., Sedro Woolley, WA 98284					
NAME OF LEGAL OWNER					
Peoples Bank					
NAME OF ADDITIONAL LEGAL OWNER					
ADDRESS CITY STATE ZIP CODE					
4183 Meridian St. 2nd Floor, Bellingham, WA 98226					
<b>GRANTEE</b>					
NAME					
I DO SOLEMNLY ATTEST UNDER PENALTY OF PERJURY THAT I / WE AM/ARE THE REGISTERED OWNER(S) OF THIS VEHICLE AND THIS INFORMATION IS ACCURATE:					
Signature of Registered Owner and Title, IF APPLICABLE <i>Darrell A. Bogar</i>					
Signature of Additional Registered Owner and Title, IF APPLICABLE <i>Janet B. Bogar</i>					
NOTARY SEAL OR STAMP		NOTARIZATION/CERTIFICATION FOR REGISTERED OWNER(S) SIGNATURE			
		State of Washington County of Skagit		Signed or attested before me on 12/11/00	
		by Darrell A. Bogar PRINT NAME OF REGISTERED OWNER		Signature <i>Candace M. Taylor</i> NOTARY OR AGENT	
		by Janet B. Bogar PRINT NAME OF REGISTERED OWNER		Candace M. Taylor PRINTED NAME OF NOTARY	
		Title Notary DEALERSHIP POSITION/AGENT/NOTARY		AND: County/Office No. OR Dealer No. OR Notary Expiration Date 1/1/01	
<b>4 TITLE COMPANY CERTIFICATION</b>					
I certify that the legal description of the land and ownership is true and correct per the real property records.					
NAME (TYPED OR PRINTED)		TITLE COMPANY / PHONE NUMBER			
SIGNATURE / POSITION		DATE			
Finalize this application with a Licensing Agent within 10 calendar days of the date Title Company Representative signs.					
<b>5 BUILDING PERMIT OFFICE CERTIFICATION</b>					
I certify that:					
<input checked="" type="checkbox"/> the manufactured home has been affixed to the real property as described. <input type="checkbox"/> a building permit has been issued for this purpose and the attachment will be inspected upon completion.					
NAME (TYPED OR PRINTED)		BLDG PERMIT OFFICE/PHONE #		BLDG PERMIT #	
Arnell McCombs City of Sedro Woolley		509-833-0071		6407	
SIGNATURE / POSITION				DATE	
<i>Arnell McCombs</i> Building Official				12/31/00	

TD 400-722 MANUF HOME APPL (1/98) (OR) Page 1 of 2



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