



201305300106

Skagit County Auditor

\$74.00

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When recorded return to:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131980

MAY 30 2013

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy**TRUSTEE'S DEED****Grantor: Craig Sjostrom, Successor Trustee****Grantee: William W. Wooding****Legal Description: Lot E Survey AFN 200601170059, ptn Lots 10-16, Block 1512, Northern Pac. Add'n to Anacortes****Assessor's Property Tax Parcel or Account No.: P121497****Reference Nos of Documents Assigned or Released: 201302070044**

The GRANTOR, Craig Sjostrom, attorney at law, as successor 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 William W. Wooding, an unmarried person, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot "E" of Survey recorded January 17th, 2006, under Skagit County Auditor's File No. 200601170059, being a portion of Lots 10 through 16, inclusive, Block 1512, "NORTHERN PACIFIC ADDITION TO ANACORTES, as per the plat thereof recorded in Volume 2 of Plats, page 9, records of Skagit County, Wash.

(P121497)

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 14<sup>th</sup> day of May, 2005, recorded on the 17<sup>th</sup> day of May, 2005, under Auditor's File No. 200505170136, records of Skagit County, Washington, from Randy A. Click, an unmarried person, as Grantor, to Land Title Co., as Trustee, to secure an obligation in favor of Evelyne F. Messer, as her separate property, as Beneficiary. The beneficial interest in the said Deed of Trust was assigned to William W. Wooding, by instrument dated June 29<sup>th</sup>, 2012 and recorded on July 25<sup>th</sup>, 2012 under Auditor's File No. 201207250100, records of Skagit County, Washington. The undersigned has been appointed Successor Trustee, per instrument dated October 2<sup>nd</sup>, 2012 and recorded on October 29<sup>th</sup>, 2012 under Auditor's File No. 201210290257, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$57,170.00, with interest thereon, according to the terms thereof, in favor

of Evelyn F. Messer, or 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 described Deed of Trust provides that the real property conveyed thereby is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligation 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. William W. Wooding, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default 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 February 7<sup>th</sup>, 2013, 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. 201302070044.

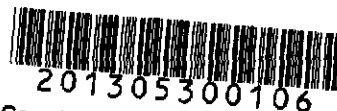
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 10<sup>th</sup> day of May, 2013, at the hour of 10:00am, and in accordance with law caused copies of the statutory Notice 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh 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 to or served 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. On May 10<sup>th</sup>, 2013, the original sale date, the successor trustee did proclaim a continuance of the sale to May 17<sup>th</sup>, 2013, and caused notice of said continuance to be provided to the persons entitled thereto as provided by law.

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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on May 17<sup>th</sup>, 2013, 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 said grantee, the highest bidder therefor, the property hereinabove described 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 30<sup>th</sup> day of May, 2013.



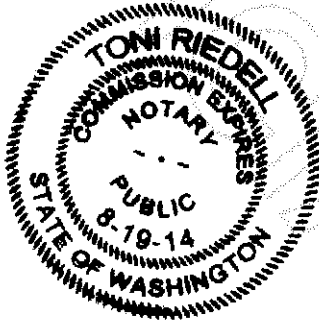
Craig Sjoström

CRAIG SJOSTROM #21149  
Successor Trustee

STATE OF WASHINGTON )  
  :SS  
COUNTY OF SKAGIT     )

On this day personally appeared before me Craig Sjoström, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of May, 2013.



Toni Riedell

NOTARY PUBLIC in and for the State of Washington,  
residing at Burlington.  
My commission expires: 8-19-14  
Name: Toni Riedell



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