



201306110066

After recording return to:

Sallye Quinn
BARRON SMITH DAUGERT
PO Box 5008
Bellingham, WA 98227

Skagit County Auditor

\$75.00

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4 10:12AM

DOCUMENT TITLE: Trustee's Deed

REFERENCE NO. OF RELATED DOCUMENTS: 201104260051, 201210150100, 201210170055,
201305030080

GRANTOR: BD Services Corporation

GRANTEES: Peoples Bank

ABBREVIATED LEGAL DESCRIPTION: Lot 670, Shelter Bay #4

ASSESSOR'S TAX/PARCEL NUMBER: 5100-004-670-0000 / P128891

TRUSTEE'S DEED

THE GRANTOR, BD Services Corporation, as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premise and payment recited below, HEREBY GRANTS AND CONVEYS, without warranty, to the Grantee, Peoples Bank, that real property, situated in the County of Skagit, State of Washington, described as follows:

A leasehold interest in the following described property:

LOT 670, "SURVEY OF SHELTER BAY DIVISION 4, TRIBAL AND ALLOTTED LANDS OF SWINOMISH INDIAN RESERVATION," ACCORDING TO THE SURVEY RECORDED JULY 8, 1970, IN VOLUME 48 OF OFFICIAL RECORDS, PAGES 627 THROUGH 631, UNDER AUDITOR'S FILE NO. 740962, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Commonly known as: 670 Muckleshoot Circle, La Connor, WA 98257

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 dated April 20, 2011, recorded April 26, 2011, under Auditor's File No. 201104260051, records of Skagit County, Washington, from Eric Emanuelson and Melissa Emanuelson, husband and wife, as Grantor, to Guardian Northwest Title Company, as Original Trustee, to secure an obligation in favor of Peoples Bank, as Beneficiary.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132171

JUN 11 2013

Amount Paid \$ *20*
Skagit Co. Treasurer
By *kk* Deputy

2. An Appointment of Successor Trustee appointing BD Services Corporation as Trustee was recorded on October 15, 2012 under Auditor's File No. 201210150100, records of Skagit County, Washington.

3. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$234,800.00 with interest thereon, according to the terms thereof, in favor of Peoples Bank, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

4. The described Deed of Trust contains a statement that the real property conveyed therein is not used principally for agricultural purposes.

5. Default having occurred in the obligations secured and/or covenants of the Grantor under said Deed of Trust, as set forth in the 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 said Grantor, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.

6. Default having occurred in the obligations secured and/or covenants of the Grantor under said Deed of Trust, as set forth in the 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 said Grantor, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.

7. Peoples Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said 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.

8. 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 3, 2013, recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 201305030080, a Notice of Trustee's Sale of said property.

9. Prior to the date of the Notice of Trustee's Sale, and continuing thereafter through the date of the Trustee's Sale, the Trustee maintained a street address in the State of Washington where personal service of process could be made and the Trustee maintained a physical presence and had telephone service at such address.

10. Before the Notice of Trustee's Sale was recorded, transmitted, or served, the Trustee had proof that Peoples Bank, the Beneficiary, was the owner of the promissory note or obligation secured by the Deed of Trust. Before the Notice of Trustee's Sale was recorded, transmitted, or served, on or about April 11, 2013 Peoples Bank, the Beneficiary, obtained relief from the stay of the Bankruptcy Court of the Western District of Washington, Case No. _13-11356 to proceed with the foreclosure of the Deed of Trust.

11. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the date of the sale as Friday, June 7, 2013 and place of sale at the following location: the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington, a public place, at 10:00 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 30 days before the sale pursuant to RCW 61.24.130(4); 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 sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the subject Note and Deed of Trust were attached. The sale was not postponed.

12. During the foreclosure, no action was pending on an obligation secured by said Deed of Trust.

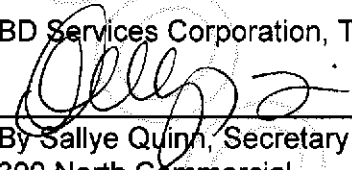
13. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Revised Code of Washington, Chapter 61.24.

14. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 7, 2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to Peoples Bank, the highest bidder therefore, the property hereinabove described, for the sum of \$233,000.00 and 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.

15. 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: June 10, 2013.

BD Services Corporation, Trustee


By Sallye Quinn, Secretary
300 North Commercial
Post Office Box 5008
Bellingham, Washington 98227
Tel. (360) 733-0212
Fax (360) 738-2341
E-mail: squinn@barronsmithlaw.com



STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 10th day of June, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SALLYE QUINN to me known to be an authorized representative of BD SERVICES 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 she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Jamie Lynn Falter
NOTARY PUBLIC
Printed Name: Jamie Lynn Falter
My commission expires: 9/19/16



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