

After Recording Return To:  
Gary T. Jones  
P.O. Box 1245  
Mount Vernon, WA 98273



Skagit County Auditor \$74.00  
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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132791  
JUL 16 2013

Amount Paid \$6  
Skagit Co. Treasurer  
By *[Signature]* Deputy

## TRUSTEE'S DEED

The Grantor, GARY T. JONES, Successor of Land Title Company of Skagit, Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to EDWIN B. LIPSEY and KATHLEEN A. LIPSEY, husband and wife, Grantees, the following described real property, situated in the County of Skagit, State of Washington, to wit:

Lots 1 Through 14, inclusive, Block 32, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

Tax Parcel No. P73750 / 4113-032-014-0003

The postal address of which is more commonly known as:  
700 Baker Street, Hamilton, WA 98255.

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between HAROLD V. PITTS and CHERYL A. PITTS, husband and wife, as Grantors, to Land Title Company of Skagit as Trustee and EDWIN B. LIPSEY and KATHLEEN A. LIPSEY, husband and wife, as beneficiary, dated August 27, 2008, recorded September 5, 2008 under Skagit County Auditor's File No. 200809050015, in the records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$47,000.00, together with interest thereon according to the terms thereof, in favor of Edwin B. Lipsey and Kathleen A. Lipsey, 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 therein 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust, made operative the power of sale, the 30 days' advance notice of default was transmitted to the Grantor and/or his/her successors in interest and a copy of said notice was posted or served in accordance with law.

5. EDWIN B. LIPSEY and KATHLEEN A. LIPSEY, being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default 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 April 4, 2013, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale, for said property under Skagit County Auditor's File No. 201304040099.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale on the front steps of the Skagit County Courthouse Building, 205 West Kincaid Street, city of Mount Vernon, Skagit County, Washington, a public place at 10:00 a.m. on July 12, 2013 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 caused said Notice to be 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 35th and 28th day before sale, and once between the 14th and 7th 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 each notice, which was transmitted or served upon the Grantor, or his/her 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.

9. During the foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the Deed of Trust.

10. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts performed and notices to be given, for non-judicial foreclosure pursuant to Chapter 61.24 of the Revised Code of Washington.



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Skagit County Auditor

\$74.00

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