

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



201307240094

Skagit County Auditor

\$74.00

7/24/2013 Page

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3

3:45PM

TRUSTEE'S DEED

The Grantor, GARY T. JONES, successor of Land Title Company of Skagit County, 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 JOHN MATHEWS and PAMELA P. MATHEWS, husband and wife, Grantees, the leasehold interest and improvements in the following described real property, situated in the County of Skagit, State of Washington, to wit:

Lot 44 of the unrecorded plat of "RAYMOND J. PAUL WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT CO., WASHINGTON", on the file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Northeast corner of Government Lot 3 of Section 34, Township 34 North, Range 2 East, W. M.:

Thence South 2°31' East, 1,362.45 feet;

Thence South 89°42' West, 310.7 feet;

Thence North 20 feet to the Southeast corner of Lot 1 of said unrecorded plat of "RAYMOND J. PAUL WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT CO., WASHINGTON" as on file with the United States Department of the Interior Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington;

Thence North 4°54' West, 493.76 feet to the true point of beginning;

Thence North 4°54' West, 50.63 feet;

Thence South 76°02' West, 158.84 feet;

Thence South 13°58' East, 50.63 feet;

Thence Northeasterly 150.93 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P129650 (formerly P95958) / 5104-000-044-0000

The postal address of which is more commonly known as:
17647 Ray Paul Lane, La Conner, WA 98257.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132910

JUL 24 2013

Amount Paid \$ 0

Skagit Co. Treasurer

By

Deputy

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 JUBAL L. WILSON and STACY R. WILSON, husband and wife, as Grantors, to Land Title Company of Skagit as Trustee and JOHN MATHEWS and PAMELA P. MATHEWS, husband and wife, as beneficiary, dated June 15, 2007, recorded June 29, 2007 under Skagit County Auditor's File No. 200706290275, 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 \$101,000.00, together with interest thereon according to the terms thereof, in favor of John Mathews and Pamela P. Mathews, husband and wife, 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. JOHN MATHEWS and PAMELA P. MATHEWS, husband and wife, 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. 201304040098.

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



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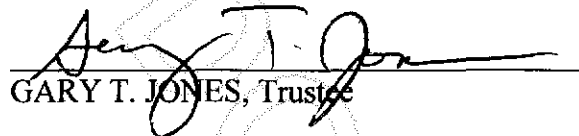
Foreclosure in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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.

11. The default specified in the Notice of Trustee's Sale not having been cured 11 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on July 12, 2013, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property herein above described for the sum of \$172,276.06, by the satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

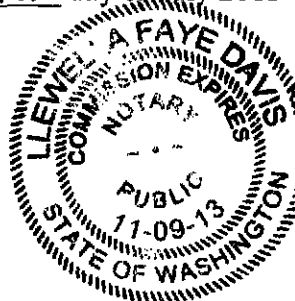
DATED this 16th day of July 2013.

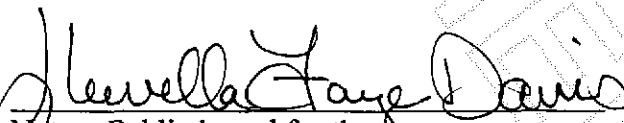

GARY T. JONES, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY T. JONES is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as his act and deed as Successor Trustee, to be the free and voluntary act of such party for the uses and purposes mentioned.

Dated this 16th day of July 2013.




Notary Public in and for the
State of Washington
Residing at: Stanwood
My commission expires: 11/9/13



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