

After Recording Return To:

Joan E. Hemphill  
Stokes Lawrence, P.S.  
1420 Fifth Avenue, Suite 3000  
Seattle, WA 98101-2393



201308260097

Skagit County Auditor

\$74.00

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Document Title: Trustee's Deed

Reference Number of  
Related Documents: Skagit County Auditor No. 200709260085 Deed of Trust

Grantor(s): SEL, Inc., Trustee

Jerry E. Welch and Barbara L. Welch, Grantors in Deed of Trust

Grantee(s): Columbia State Bank

Legal Description: Lots 7 & 8, Blk. 16, Add. to Bay View  
*Complete legal description is on page 1 of document.*

Assessor's Property Tax  
Parcel/Account Number(s): 4068-016-008-0009

## TRUSTEE'S DEED

THE GRANTOR, SEL, Inc., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys without express or implied warranty regarding title, possession, or encumbrances, to COLUMBIA STATE BANK, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which Jerry E. Welch and Barbara L. Welch had at the time of the execution of the Deed of Trust recorded at Skagit County Auditor No. 200709260085 on September 25, 2007, and described as follows:

Lots 7 and 8, Block 16, Addition to Bay View, WASH., as per plat recorded in Volume 1 of Plats, Page 11, Records of Skagit County Washington. Together with that portion of Fifth Street acquired under Skagit County Cause Nos. 90-2-00615-1 and 91-2-00036-3.

Situate in the County of Skagit, State of Washington.

which bears property tax identification number 4068-016-008-0009 and is commonly known as 12614 C Street, Mount Vernon, Washington.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Jerry E. Welch and Barbara L. Welch as grantors and SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred in the obligation secured or a covenant by the grantor, which by the terms of the deed of trust made operative the power to sell. A Notice of Default due to failure to make payments when due was mailed by certified mail to the borrowers on September 27, 2012, and it was posted on the subject property on September 28, 2012.

A Notice of Sale was mailed by certified mail to the borrowers on October 30, 2012, posted on the subject property on November 1, 2012, and recorded with the Skagit County Auditor on November 9, 2012, at Auditor No. 201211090045. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrowers with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on August 6, 2013, and on August 13, 2013.

The sale occurred within 120 days of the original date designated in the Notice of Sale, but not less than 190 days after the occurrence of an event of default. On August 16, 2013, the undersigned Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$118,000.00 by credit bid against the obligation secured by said deed of trust, together with all fees, costs, and expenses provided by statute. Columbia State bank is the successor in interest to Summit Bank with regard to the obligations secured by the Deed of Trust.

DATED: August 21, 2013

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3440  
AUG 26 2013

Amount Paid \$0  
Skagit Co. Treasurer  
By *MEM* Deputy

*Joan E. Hemphill*  
SEL, Inc., Successor Trustee  
By: Joan E. Hemphill



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STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF KING            )

I certify that I know or have satisfactory evidence that Joan E. Hemphill is the person who appeared before me and acknowledged that she signed this instrument in her representative capacity for SEL, Inc. and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 21, 2013.



Sarah Armon

[PRINT NAME] Sarah Armon  
NOTARY PUBLIC for the State of Washington,  
residing at Lynnwood  
My appointment expires: 11.09.15



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