

When recorded mail to
WELLS FARGO BANK
RE: Loan # 0260169495/FOSTER
11200 W. PARKLAND AVE.
MILWAUKEE, WI 53224



201309130086

Skagit County Auditor

\$74.00

9/13/2013 Page

1 of

3 12:37PM

Space above this line for recorder's use

TRUSTEE'S DEED UPON SALE



T.S. No: F542257 WA Unit Code: F Loan No: 0260169495/FOSTER Investor No: 0260169495
AP #1: 3771-000-033-0002
Title #: 1429110

The GRANTOR, T.D. SERVICE COMPANY OF WASHINGTON as present 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 the GRANTEE, WELLS FARGO BANK, N.A. that real property situated in the County of SKAGIT, State of WASHINGTON, described as follows:

PARCEL A: LOT 33 "WIDNOR DRIVE", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL B: THE NORTH 1/2 OF LOT 32, "WIDNOR DRIVE" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO KNOWN AS PARCEL "A" OF SHORT PLAT NO. MV-20-76, APPROVED JUNE 10, 1976). SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

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 between ALFRED M. FOSTER, EVA A. FOSTER as Grantor, to LAND TITLE COMPANY as Trustee, and INTERWEST BANK as Beneficiary.

Dated February 16, 2000 and Recorded February 23, 2000 as Instr. No. 200002230061 in Book ---
Page --- of Official Records in the office of the Recorder of SKAGIT County; WASHINGTON

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$51,000.00 with interest thereon, according to the terms thereof, in favor of INTERWEST BANK 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 obligations 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 make operative the power to sell, the 30 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. WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., SUCCESSOR BY MERGER TO PACIFIC NORTHWEST BANK DBA

INTERWEST BANK being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law of said Deed of Trust.

6. The defaults specified in the Notice of Default have not been cured. The Trustee, according to the terms of said Deed of Trust, executed, and on 06/07/13, recorded in the office of the auditor of SKAGIT County, WASHINGTON, a Notice of Trustee's Sale of said property as Number 201306070123.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as COUNTY COURTHOUSE, 205 WEST KINCAID STREET, MOUNT VERNON 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; 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 statutory form to which copies of the Grantor's Note and Deed of Trust were attached.
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 defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on September 6, 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 said Grantee, the highest bidder present for the sum of \$68,843.33.



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