

After Recording Return To:

Mark Laurance
1129 East State Street #1
Sedro-Woolley, WA 98284



201311220105

Skagit County Auditor \$75.00
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Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200901120105; 201306070078 Deed of Trust
201308070029 Notice of Trustee's Sale

Grantor(s): SEL, Inc., Trustee
Daniel Ray Sitton and Jackie Lee Sitton, Grantors in Deed of Trust

Grantee(s): Mark Laurance

Legal Description: Ptn. NW 1/4 NW 1/4 S24, T35N, R4E, W.M.
Complete legal description is on page 2 of document.

Assessor's Property Tax Parcel/Account Number(s): 350424-0-055-0209 (P37409)

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 MARK LAURANCE, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which Daniel Ray Sitton and Jackie Lee Sitton had at the time of the execution of the Deed of Trust recorded at Skagit County Auditor #200901120105 and #201306070078 on January 12, 2009, and April 3, 2013, respectively, or may thereafter acquired, and described as follows:

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Commencing at a point on the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 50 feet South of the Northwest corner of said Section 24, said point being on the South line of the abandoned right-of-way of the Puget Sound and Baker River Railroad; thence East along the South line of said right-of-way, a distance of 150.00 feet to the Point of Beginning of this description; thence South parallel with the West line of said Section 24, a distance of 140.00 feet; thence East parallel with the North line of said Section 24, a distance of 110.00 feet; thence North parallel with the West line of said Section 24, a distance of 140.00 feet to the South line of said right-of-way of the Puget Sound and Baker River Railroad; thence West on said right-of-way line a distance of 110.00 feet to the Point of Beginning of this description.

which bears property tax identification number 350424-0-055-0209 and is commonly known 407 East Jones Road, Sedro Woolley, Washington 98284-9378.

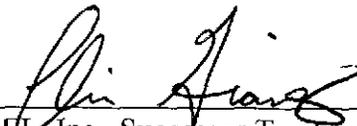
This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Daniel Ray Sitton and Jackie Lee Sitton, as grantors, and SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. 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 borrower and guarantors on June 27, 2013, and posted on the subject property on July 1, 2013.

A Notice of Sale was mailed by certified mail to the borrower and guarantors on August 6, 2013, posted on the subject property on August 7, 2013, and recorded with the Skagit County Auditor on August 7, 2013, at Auditor No. 201308070029. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrower with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on October 6th, 2013, and October 27th 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 November 8, 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 \$60,001.00.

DATED: 11/11/13



SEL, Inc., Successor Trustee
By: Christopher R. Graving

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134709
NOV 22 2013

Amount Paid \$ 1,073.⁰²
Skagit Co. Treasurer
By *mem* Deputy



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Christopher R. Graving is the person who appeared before me, and said person acknowledged that he signed this instrument in his representative capacity for SEL, Inc. and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: November 11, 2013.





[PRINT NAME] Lindsay Gallardo
NOTARY PUBLIC for the State of Washington,
residing at Seattle, Washington
My appointment expires: June 29, 2017



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