



201312020122

Skagit County Auditor \$74.00  
12/2/2013 Page 1 of 3 1:48PM

WHEN RECORDED MAIL TO:

CALIBER HOME LOAN, INC., FKA VERICREST  
13801 WIRELESS WAY  
OKLAHOMA CITY OK 73134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. 1371769-39  
Parcel No. P124713

7167034  
1ST AM 3/74

**TRUSTEE'S DEED**

The Grantor, REGIONAL TRUSTEE SERVICES CORPORATION a Washington Corporation, 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: U.S. BANK TRUST,N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATIONS TRUST Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 1, "ASPEN LANE", ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 2006, UNDER AUDITOR'S FILE NO. 200606230188, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, 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 CHARLES A. KILLGO AND KAREN C.KILLGO, HUSBAND AND WIFE as grantor to CHICAGO TITLE, as trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), A DELAWARE CORPORATION, SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, as Beneficiary, dated November 14, 2006, recorded November 20, 2006, as No. 200611200163 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$304,500.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), A DELAWARE CORPORATION, SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

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3. The described Deed of Trust provides that the real property conveyed 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 thirty-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. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATIONS TRUST being then 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 premises.
6. The defaults 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 May 17, 2013, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.201305170114.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, MOUNT VERNON, WASHINGTON, a public place, 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 a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 substantially the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 11, 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 therefore, the property hereinabove described for the sum of \$202,927.00 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).



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Dated: November 5, 2013

REGIONAL TRUSTEE SERVICES CORPORATION  
a Washington Corporation

Deborah Kaufman

20134791  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 02 2013

STATE OF Washington }  
}

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By MF Deputy

COUNTY OF King }

On this day personally appeared before me Deborah Kaufman, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office on November 5, 2013.

C. E. Reinhard

Notary Public residing at Seattle, WA

Printed Name: Cordelia E. Hall-Reinhard

My Commission Expires: 2/25/14

CORDELIA E. HALL-REINHARD  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
02-25-14



201312020122