

After Recording Return To:

RPI Mt Vernon LLC
c/o Anne DeVoe Lawler
Jameson Babbitt Stites & Lombard PLLC
801 Second Avenue, Suite 1000
Seattle, WA 98104



201312200074

Skagit County Auditor

\$75.00

12/20/2013 Page

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4 11:03AM

Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200503290051 and 200803030134 Deeds of Trust
201310040044 Revised Notice of Trustee's Sale

Grantor(s): SEL, Inc., Trustee

Bradford Holdings, LLC, Grantor in Deed of Trust

Grantee(s): RPI Mt Vernon LLC

Legal Description: Ptn Lots 3 & 4, Blk 13, Gates 1st & 2nd Add. To Mt. Vernon.

Complete legal description is on page 2 of this document.

Assessor's Property Tax
Parcel/Account Number(s): P52080

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20135071
DEC 20 2013

Amount Paid \$
Skagit Co. Treasurer
By *MG* Deputy

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 RPI MT VERNON LLC, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which Bradford Holdings LLC had at the time of the execution of the Deeds of Trust recorded at Skagit County Auditor #200503290051 and #200803030134 on November 30, 2007, and March 3, 2008, respectively, or may thereafter be acquired, and described as follows:

LOTS 3 AND 4, BLOCK 13, "MAP OF MOUNT VERNON,
GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON."
AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE
98, RECORDS OF SKAGIT COUNTY, EXCEPT THE EAST 10
FEET THEREOF FOR ALLEY. AS CONVEYED TO THE CITY
OF MOUNT VERNON. BY DEED RECORDED MARCH 25,
1921, IN BOOK 121 OF DEEDS, PAGE 523.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF
SKAGIT, STATE OF WASHINGTON.

which bears property tax identification number P52080 and is commonly known 200 West Gates Street, Mount Vernon, Washington 98273.

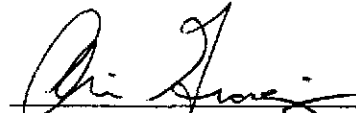
This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Bradford Holdings LLC, as grantor, SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred 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 at maturity was mailed by certified mail to the borrower and guarantors on February 26, 2013, and posted on the subject property on February 27, 2013.

A Notice of Sale scheduling the sale for July 5, 2013 was initially mailed to the borrowers and guarantors on April 3, 2013, posted on the subject property on April 4, 2013, and recorded with the Skagit County Auditor on April 4, 2013, at 201304040059. On July 5, 2013, Bradford Holdings LLC filed for bankruptcy. On October 1, 2013, the Beneficiary obtained relief from the automatic stay. A revised Notice of Sale scheduling the sale for November 22, 2013, was mailed by certified mail to the borrower and guarantors on September 30, 2013, posted on the subject property on October 1, 2013, and recorded with the Skagit County Auditor on October 4, 2013, at Auditor No. 201310040044. 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 22, 2013, and November 12, 2013. On November 21, 2013, the trustee mailed the borrowers and guarantors a Notice of Continuance of Sale, setting a sale date of December 6, 2013. This continuance was advertised in a newspaper of general circulation on November 29, 2013.



The sale occurred within 120 days of the original date designated in the Notice of Sale, exclusive of the period that the automatic stay was in effect, but not less than 190 days after the occurrence of an event of default. On December 6, 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 \$466,500.00.

DATED: 12/17/13



SEL, Inc., Successor Trustee

By: Christopher R. Graving




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: December 17, 2013.




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

