



201312300070

When recorded, mail to:

**RESIDENTIAL CREDIT SOLUTIONS**  
4708 MERCANTILE DRIVE  
FORT WORTH, TX 76137

120396868  
Trustee's Sale No: 01-FRC-124066



**TRUSTEE'S DEED**

**THE GRANTOR, REGIONAL TRUSTEE SERVICES 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: Secretary of Veterans Affairs of Washington. D.C, **GRANTEE**, that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

THAT PORTION OF N/2 SW NE SEC. 10, T35N, R7E, WM, SKAGIT COUNTY,  
WASHINGTON AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.  
Tax Parcel No: 350710-0-011-0023 / P42357.

**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 dated 10/18/2000, recorded in Auditor's/Recorder's No. 200010240073, records of SKAGIT County, Washington, from DENNIS W. COUCH AND PENNIE J. COUCH, HUSBAND AND WIFE, as Grantor, to ISLAND TITLE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MANN FINANCIAL INC. D/B/A SKAGIT VALLEY MORTGAGE ITS SUCCESSORS AND ASSIGNS, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$147,900.00, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MANN FINANCIAL INC. D/B/A SKAGIT VALLEY MORTGAGE ITS SUCCESSORS AND ASSIGNS 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 made 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. Secretary of Veterans Affairs of Washington. D.C, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

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 August 14, 2013 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201308140084.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID ST. LOCATED AT 205 W. KINCAID ST., MOUNT VERNON, WA, 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 prior to ninety days before the sale. Further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh day before the date of sale, in a legal newspaper in each county in which the property or any part thereof is situated, and further, included with this Notice, which was transmitted or served to or 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 December 13, 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 \$136,601.50.

20135194  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2013

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



**EXHIBIT FOR LEGAL DESCRIPTION**

Trustee's Sale No. 01-FRC-124066

EXHIBIT 'A'

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying West of a line which commences 360 feet West of the Northeast corner of the above described subdivision and extends South 24° East to the intersection with the South line of the above described subdivision;

EXCEPT all that portion of the North Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 35 North, Range 7 East of the Willamette Meridian, lying East of the following described line:

Beginning at the Southeast corner of the above described subdivision;  
Thence North 88°08'37" West along the South line of said subdivision, a distance of 344.16 feet to the true point of beginning;  
Thence North 08°07'45" East, a distance of 232.89 feet to the point of curvature of a 17° curve to the right;  
Thence following said 17° curve to the right, a distance of 252.81 feet to a point on the West line of that certain tract of land conveyed to Jack Graham by deed dated January 15, 1965, and recorded January 21, 1965, under Auditor's File No. 661227, records of Skagit County, Washington;

AND EXCEPT that portion lying East of CCC Road, now called Baker Lake Road, as it existed on October 9, 2000.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Skagit County Auditor  
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\$75.00

2:43PM

