



201401240108

Skagit County Auditor

\$75.00

1/24/2014 Page

1 of

4 3:13PM

When recorded, mail to:

HOMESTREET BANK
601 UNION STREET, STE. 2000
SEATTLE, WA 98101-2326

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014271

JAN 24 2014

Trustee's Sale No: 01-CO-127385



Amount Paid \$
Skagit Co. Treasurer
By M.G. Deputy

LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

146991-F

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: **HOMESTREET BANK, GRANTEE**, that real property, situated in the County of **SKAGIT**, State of **WASHINGTON**, described as follows:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M. AS MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO.

Tax Parcel No: 340420-0-063-0006.

P26756

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 9/18/2008, recorded in Auditor's/Recorder's No. 200809190144, records of SKAGIT County, Washington, from EDWARD D HEDINGTON JR. AND TIERRA M HEDINGTON, HUSBAND AND WIFE, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WINDERMERE MORTGAGE SERVICES SERIES LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY 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 \$152,439.00, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WINDERMERE MORTGAGE SERVICES SERIES LLC, A DELAWARE SERIES LIMITED LIABILITY COMPANY 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. HOMESTREET BANK, 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 September 17, 2013 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201309170040.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE, a public place, at 205 W. KINCAID STREET, 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 January 17, 2014, 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 Gantee, the highest bidder therefore, the property hereinabove described, for the sum of \$177,484.60.

UNRECORDED DOCUMENT

WATD



201401240108

EXHIBIT FOR LEGAL DESCRIPTION
TRUSTEE'S SALE NO. 01-CO-127385

EXHIBIT 'A'

The portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East side of the Blodgett Road as established in the City of Mount Vernon, 459 feet South, measured at right angles, of the North line of said subdivision;
thence Southerly along the East side of said Blodgett Road to a point 554 feet South, measured at right angles, of the North line of said subdivision;
thence East 135 feet, more or less, to the West line of Block 14, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;
thence North 50 feet, more or less, to the Southwesterly line of Broad Street;
thence Northerly along the Southwesterly line of Broad Street to a point East of the point of beginning;
thence West to the point of beginning,

EXCEPT that portion thereof lying West of a line running North from a point that is 554 feet South, measured at right angles, of the North line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and 85.5 feet East of the centerline of the Blodgett Road,

AND EXCEPT the West 50 feet of the North 5 feet thereof.

ALSO the East 10 feet of the following described property:

Beginning at the Southeast corner of the tract of land conveyed to Mary E. Pickens to A.G. Stones, by Deed recorded in the office of the Auditor's Office of Skagit County, Washington, in Volume 75 of Deeds, page 60;
thence Northwesterly 96 feet along the Northeast line of said tract;
thence West 9 feet;
thence South at right angles to the South line of said tract;
thence East along said South line to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



201401240108

Skagit County Auditor

1/24/2014 Page

3 of

4 3:13PM

\$75.00

DATED: 1/22/2014

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By *Melanie Beaman*
MELANIE BEAMAN, AUTHORIZED AGENT
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 1/22/2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELANIE BEAMAN, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

Pilar E. Barton
Notary Public residing at Seattle
Printed Name: Pilar E. Barton
My Commission Expires: 1/14/17

PILAR E. BARTON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-14-17



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1/24/2014 Page 4 of 4 3:13PM