



201402140034

After Recording Return To:
Federal Home Loan Mortgage Corporation
5000 Plano Parkway
Carrollton, TX 75010

Skagit County Auditor \$74.00
2/14/2014 Page 1 of 3 9:00AM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014462
FEB 14 2014

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

File No.: 7037.103488/Horton, Kenneth J.

LAND TITLE OF SKAGIT COUNTY

Trustee's Deed

147126-F

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Federal Home Loan Mortgage Corporation, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 330508-0-008-0000 & 330508-0-001-0106

P18024
P10016

Parcel "A": that portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East, W.M., Skagit County, Washington, lying Easterly of the Northern Pacific Railway right of way and lying Westerly of a line, said line being parallel to and 55 feet Easterly of the following described survey line: beginning at a point on the South boundary of said Section 8, said point bears in a Westerly direction along the South boundary of said Section 8, a distance of 507.2 feet from a 2 inch iron pipe for the South 1/4 corner of said Section 8; thence North 0 degrees 17' West a distance of 274.2 feet; thence North 30 degrees 56' West a distance of 424.6 feet; thence North 4 degrees 37' West a distance of 438.8 feet; thence North 45 degrees 02' West a distance of 345.5 feet to a point on the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 8, said point bears North 37 degrees 20' West a distance of 1,659.9 feet from the South 1/4 corner of said Section 8. Situate in the County of Skagit, State of Washington. Parcel "B": that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the Southeast 1/2 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East, W.M., which lies East of the centerline of said right-of-way. Situate in the County of Skagit, State of Washington. Parcel "C": a non-exclusive easement for ingress, egress and utilities as granted by instrument recorded April 4, 2000, under Auditor's File No. 200004040069, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington. The real property herein is more accurately described as follows: Parcel "A": that portion of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East, W.M., Skagit County, Washington, lying Easterly of the Northern Pacific Railway right of way and lying Westerly of a line, said line being parallel to and 55 feet Easterly of the following described survey line: beginning at a point on the South boundary of said Section 8, said point bears in a Westerly direction along the South boundary of said Section 8, a distance of 507.2 feet from a 2 inch iron pipe for the South 1/4 corner of said Section 8; thence North 0 degrees 17' West a distance of 274.2 feet; thence North 30 degrees 56' West a distance of 424.6 feet; thence North 4 degrees 37' West a distance of 438.8 feet; thence North 45 degrees 02' West a distance of 345.5 feet to a point on the North boundary of said Southeast 1/4 of the Southwest 1/4 of Section 8, said point bears North 37 degrees 20' West a distance of 1,659.9 feet from the South 1/4 corner of said Section 8. Situate in the County of Skagit, State of Washington. Parcel "B": that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 5 East, W.M., which lies East of the centerline of said right-of-way. Situate in the County of Skagit, State of Washington. Parcel "C": a non-exclusive easement for ingress, egress and utilities as granted by instrument recorded April 4, 2000, under Auditor's File No. 200004040069, Records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Beneficiary by that certain Deed of Trust between Kenneth J. Horton and Jennifer Horton, husband and wife, as Grantor,

to Land Title Company, a Washington corporation, as Trustee, and Washington Mutual Bank, a Washington corporation, Beneficiary, dated 12/09/05, recorded 12/27/05, under Auditor's No. 200512270195, records of SKAGIT County, Washington and subsequently assigned to JPMorgan Chase Bank, National Association under SKAGIT County Auditor's No. 201306170074.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$237,500.00 with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, a Washington corporation and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. JPMorgan Chase Bank, National Association, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 10/09/13, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201310100001.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 AM., and in accordance with the 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 February 7, 2014, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Beneficiary, the highest bidder therefore, for the sum of \$202,500.00. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.



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\$74.00

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