

After Recording Return To:
Wells Fargo Bank, NA
3476 Stateview Blvd
Fort Mill, SC 29715

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014/1335
APR 23 2014



201404230062

Skagit County Auditor \$73.00
4/23/2014 Page 1 of 2 3:28PM

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

File No.: 7023.107911/ALANIZ, VICTOR JR. and ANDREA/5619091805703

LAND TITLE OF SKAGIT COUNTY

147921-F

Trustee's Deed

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 Wells Fargo Bank, NA, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: P71778/4076-069-020-0002

Lots 19 and 20, Block 69, 'Amended Plat of Burlington, Skagit County, Wash,' as per Plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington. Situate in the City of Burlington, 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 Victor Alaniz, Jr. and Andrea Alaniz, husband and wife, as Grantor, to Land Title, as Trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for Legacy Group Lending, Inc., a Washington Corporation, Beneficiary, dated 09/11/09, recorded 09/16/09, under Auditor's No. 200909160064, records of Skagit County, Washington and subsequently assigned to Wells Fargo Bank, NA under Skagit County Auditor's No. 201203230068.

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 \$214,489.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Legacy Group Lending, Inc., 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. Wells Fargo Bank, N.A., 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.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid St., Main Entrance, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., 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.

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.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

GRANTOR
Northwest Trustee Services, Inc.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

DATED: April 21, 2014

RENDA P. NGUON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
12-24-16



201404230062