



201406250075

Skagit County Auditor

\$75.00

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When recorded, mail to:

GREEN TREE CREDIT SOLUTIONS

PO BOX 6176

RAPID CITY, SD 57709

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 2214

JUN 25 2014

Trustee's Sale No: 01-FEE-129779

**TRUSTEE'S DEED**Amount Paid \$0
Skagit Co. Treasurer
By *HD* Deputy

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: **FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTEE**, that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

LOT 5, BLOCK 3, PLAT OF CLEAR LAKE SITUATE IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON AS MORE FULLY DESCRIBED IN EXHIBIT "A",
ATTACHED HERETO

Tax Parcel No: 4138-003-005-0006 / P74773.

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 6/13/2007, recorded in Auditor's/Recorder's No. 200706180211, records of SKAGIT County, Washington from JOHN WAALE, AS HIS SEPARATE ESTATE, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB. 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 \$141,000.00, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, FSB. 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. EVERBANK, 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 January 15, 2014 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201401150032.
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 May 16, 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 Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$193,897.21.



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EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale 01-FEE-129779

EXHIBIT 'A'

PARCEL A:

Lot 5, Block 3, PLAT OF CLEAR LAKE, SKAGIT COUNTY, according to the Plat thereof recorded in Volume 4 of Plats, pages 22 and 23, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the following described "Parcel X" lying between the Easterly extension of the Northerly and Southerly lines of Parcel "A", above described.

Situated in Skagit County, Washington

PARCEL X:

All that portion of the Burlington Northern Railroad Company's (formerly Pacific Railway Company's) Seattle to Sumas, Washington 100 foot wide branch line right of way, being 50 feet wide on each side of the branch line main track centerline as originally located and constructed upon, over, and across Government Lots 12 and 8 of Section 1, Township 34 North, Range 4 East, W.M.; and Government Lot 1 of Section 12, Township 34 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn at right angles to said Main Track centerline distant respectively 244 feet Southerly and 963 feet Northerly of the South line of said Section 1 as measured along said Main Track centerline. The intersection of said Main Track centerline with the East-West centerline; being further shown cross-hatched on the map marked Exhibit "A-1" attached to and made a part of that certain Quit Claim Deed recorded January 19, 1989 under Auditor's File No. 8901160076 records of Skagit County, Washington.

Situated in Skagit County, Washington



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DATED: 6/10/2014

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

By 

MELANIE BEAMAN, AUTHORIZED AGENT

Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

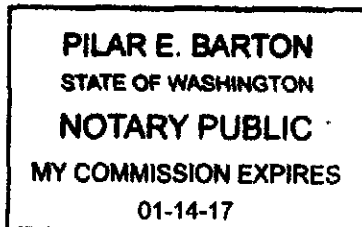
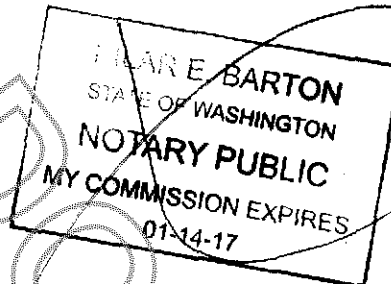
On 6/10/14, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELANIE BEAMAN, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the 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.

Notary Public residing at 

Printed Name: 

My Commission Expires: 1/14/17



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