



201408050055

Skagit County Auditor

\$74.00

8/5/2014 Page

1 of

3 1:57PM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

TRUSTEE'S DEED

Grantor: Craig Sjostrom, Successor Trustee
Grantee: Elmer Martin & Mabel Martin, h/w
Legal Description: ptn SE ¼ NE ¼ 12-35N-4EWM
Assessor's Property Tax Parcel or Account No.: P 36265
Reference No. of Documents Assigned or Released: 200811240125

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142820
AUG 05 2014

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

The GRANTOR, Craig Sjostrom, attorney at law, as successor 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 Elmer Martin & Mabel Martin, h/w, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

The North ½ of the South ½ of the Southeast ¼ of the Northeast ¼ of Section 12, Township 35 North, Range 4 East, W.M., EXCEPT road rights of way, AND EXCEPT an easement for ingress and egress over the South 30 feet thereof.

(P36265)

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 20th day of November, 2008, recorded on the 24th day of November, 2008, under Auditor's File No. 200811240125, records of Skagit County, Washington, from Robyn Choffel, an unmarried person, as Grantor, to Land Title & Escrow, as Trustee, to secure an obligation in favor of Elmer Martin & Mabel Martin, h/w, as Beneficiaries. The undersigned has been appointed Successor Trustee, per instrument dated the 2nd day of December, 2013 and recorded under Auditor's File No. 201312020146, records of Skagit County, Washington

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$185,000.00, with interest thereon, according to the terms thereof, and any modifications or extensions thereunder, in favor of Elmer Martin & Mabel Martin, 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 thereby is not used principally for agricultural or farming purposes.

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

5. Elmer Martin & Mabel Martin, being then the holders of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default specified in the Notice of Default not having been cured, the successor trustee, in compliance with the terms of said Deed of Trust, executed and on April 16th, 2014, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property, under Auditor's File No. 201404160050.

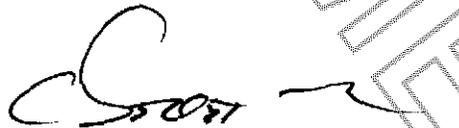
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 1st day of August, 2014, at the hour of 10:00am, and in accordance with law caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; further, the successor trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 to or served 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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on August 1st, 2014, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 5 day of August, 2014.



CRAIG SJOSTROM #21149
Successor Trustee



