

After Recording Return To:

Christopher R. Graving
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393



201408130038

Skagit County Auditor

\$74.00

8/13/2014 Page

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3 1:57PM

Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200902240104 Deed of Trust

201402120038 Notice of Trustee's Sale

Grantor(s): SEL, Inc., Trustee

Gregory Coville and Sherrill Coville, Grantors in Deed of Trust

Grantee(s): Columbia State Bank

Legal Description: PTN LOTS 16 & 17; BLK 2, BAKER

Complete legal description is on page 2 of document.

Assessor's Property Tax Parcel/Account Number(s): 4048-002-016-0004 and 4048-002-017-0011

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142928
AUG 13 2014

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

TRUSTEE'S DEED

THE GRANTOR, SEL, Inc., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys without express or implied warranty regarding title, possession, or encumbrances, to COLUMBIA STATE BANK, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which Gregory and Sherrill Coville had at the time of the execution of the Deeds of Trust recorded at Skagit County Auditor #200902240104 on February 24, 2009, or may thereafter acquired, and described as follows:

Parcel A:

LOT 16, EXCEPT THE SOUTH 5 FEET THEREOF, BLOCK 2, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel B:

ALL OF LOT 17, EXCEPT THE SOUTH 100 FEET THEREOF, BLOCK 2, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel C:

THE SOUTH 15 FEET OF THE NORTH 45 FEET OF LOT 17, BLOCK 2, "BAKER," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE TOWN OF CONCRETE, COUNTY OF SKAGIT, STATE OF WASHINGTON.


which bears property tax identification numbers 4048-002-016-0004 and 4048-002-017-0011 and is commonly known 45905 Main Street, Concrete, Washington 98237.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Gregory Coville and Sherrill Coville, as grantors, SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred in the obligation secured or a covenant by the grantor, which by the terms of the deed of trust made operative the power to sell. An Amended Notice of Default due to failure to make payments when due was mailed by certified mail to the borrower and guarantors on December 17, 2013, posted on the subject property on December 19, 2013.

A Notice of Sale was mailed by certified mail to the borrower and guarantors on February 11, 2014, posted on the subject property on February 12, 2014, and recorded with the Skagit County Auditor on February 12, 2014, at Auditor No. 201402120038. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrower with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on April 16, 2014, and May 7, 2014.



DATED: August 12, 2014


SEL, Inc., Successor Trustee
By: Christopher R. Graving

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Christopher R. Graving is the person who appeared before me, and said person acknowledged that he signed this instrument in his representative capacity for SEL, Inc. and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 12, 2014.

[PRINT NAME] Lindsay Tardiff
NOTARY PUBLIC for the State of Washington,
residing at Seattle, WA
My appointment expires: 6/29/17



201408130038