

AFTER RECORDING RETURN TO:

Claus Brothers LLC
15193 Doris Street
Anacortes WA 98221



201409090062

Skagit County Auditor

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3

\$74.00
1:12PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143326

SEP 09 2014

Rhodes, Kyoko and John, 2014-0007106/4036.1408281

LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

148809-F

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MG Deputy

The GRANTOR, Bishop, Marshall & Weibel, P.S., 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 warranty to Claus Brothers LLC, GRANTEE, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P124431

Abbreviated Legal: LOT 13, KLINGER ESTATES

LOT 13, PLAT OF KLINGER ESTATES, ACCORDING TO THE MAP THEREOF, RECORDED MAY 8, 2006, UNDER AUDITOR'S FILE NO 200605080213, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON

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 between John Rhodes and Kyoko Rhodes, Husband and Wife, as Grantor, to Fidelity National Title Group - Chicago Title as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Quicken Loans Inc. and its successors and assigns as Beneficiary, dated August 1, 2012 recorded on August 20, 2012 as No. 201208200061.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Quicken Loans Inc. and 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.

TRUSTEE'S DEED - 1

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 "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. Quicken Loans Inc. being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with 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 May 5, 2014 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201405050067.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on August 8, 2014 at 10:00 am 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 (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 22, 2014, the date of sale, which was not less than 190 days before 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 \$120,000.00.

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FC-NJ-WA-TrustDeed3rdParty



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