



201411260045

Skagit County Auditor \$75.00  
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When recorded, mail to:

**PHH MORTGAGE**  
2001 BISHOPS GATE BLVD.  
MT LAUREL, NJ 08054

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20144502  
NOV 26 2014

Trustee's Sale No. 01-FHM-126097 Amount Paid \$0  
Skagit Co. Treasurer  
By: *HTB* Deputy

**TRUSTEE'S DEED**

**THE GRANTOR, RTS Pacific, Inc.**, 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:

THAT PORTION OF GL. 9 19-34-04, SITUATED IN THE COUNTY OF SKAGIT,  
STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN EXHIBIT "A"  
ATTACHED HERETO.  
Tax Parcel No: 340419-0-232-0005.

**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 9/18/2006, recorded in Auditor's/Recorder's No. 200609200101, records of SKAGIT County, Washington, from GEOFFREY H ARTHUR AND SUSAN RICKETTS-ARTHUR, HUSBAND AND WIFE, as Grantor, to CHICAGO TITLE COMPANY - ISLAND DIVISION, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) 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 \$156,000.00, with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) 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. HSBC Bank USA, N.A., 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 May 14, 2014 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201405140031.
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 October 24, 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 \$186,179.86.



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WATD

DATED: 10/24/2014

11/21/2014

RTS Pacific, Inc.  
Trustee

By *Melanie Beaman*

MELANIE BEAMAN, Assistant Vice President  
Address: 616 1st Avenue, Suite 500  
Seattle, WA 98104

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

11/21/14

On ~~10/24/2014~~, 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 Assistant Vice President 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.

Maggie Alon

Notary Public residing at King County

Printed Name: Maggie Alon

My Commission Expires: 9/23/18

**MAGGIE ALON**  
**STATE OF WASHINGTON**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES**  
**09-23-18**



WATD

UNRECORDED  
DUPLICATE  
DOCUMENT

**EXHIBIT FOR LEGAL DESCRIPTION**  
Trustee's Sale No. 01-FHM-126097

**EXHIBIT 'A'**

**PARCEL A:**

That portion of Government Lot 9 in Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 272.5 feet South and 130 feet West of the Northeast corner of said Section;  
Thence West 92.5 feet;  
Thence South 50 feet;  
Thence East 92.5 feet;  
Thence North 50 feet to the place of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for private purposes as a means of ingress to and egress from said property, over a strip of land 12 feet wide, the centerline of which runs from the Southeast corner of the above described tract East to Fourth Street.

Situated in Skagit County, Washington.



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