



201412150210

Skagit County Auditor

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**Filed for Record at Request of:**

Bryce H. Dille

Campbell, Dille, Barnett and Smith

Attorneys at Law

317 South Meridian

P.O. Box 488

Puyallup, WA 98371

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2014 4741

DEC 15 2014

Amount Paid \$0

Skagit Co. Treasurer

By *mem* Deputy**TRUSTEE'S DEED**

Grantor: Bryce H. Dille, Successor Trustee

Grantee: United States Department of Agriculture

Reference Numbers of Documents Assigned or Released: 2006041201

Legal Description: LOT 17, CEDAR PARK PLAT, ACCORDING TO THE PLAT  
THEREOF, RECORDED JUNE 5, 2002 UNDER AUDITOR'S FILE NO. 200206050104,  
RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT  
COUNTY, WASHINGTON

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Assessor's Tax Parcel No.: 4795-000-017-0000

The Grantor, Bryce H. Dille, 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: United States Department of  
Agriculture, Grantee, that real property, situated in the County of Skagit, State of  
Washington, described as follows:

LOT 17, CEDAR PARK PLAT, ACCORDING TO THE PLAT  
THEREOF, RECORDED JUNE 5, 2002 UNDER AUDITOR'S FILE NO.  
200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON,  
SITUATED 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 Timothy T. and  
Susan M. Forrester, as Grantors, to The United States of America, acting through the State  
Director, USDA-Rural Development of Washington, as Trustee, and United States

Trustee's Deed

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Department of Agriculture, as Beneficiary, dated April 10, 2006, and recorded April 12, 2006, under Skagit County Auditor's Recording No. 200604120154, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$184,328.00, with interest thereon, according to the terms thereof, in favor of United States Department of Agriculture 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 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. United States Department of Agriculture, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 August 26, 2014, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201408260026.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as Skagit County Superior Court, 205 West Kincaid Street, Mt. Vernon, WA 98273, a public place, at 10:00 o'clock a.m. on Friday, December 5, 2014, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; 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.

Trustee's Deed

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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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 5, 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 therefor, the property hereinabove described, for the sum of \$90,162.00, 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<sup>th</sup> day of December, 2014.

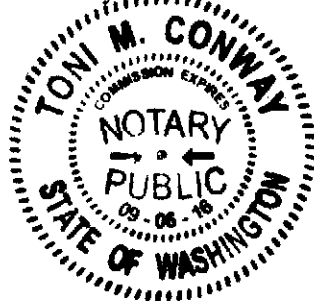


Bryce H. Dille, Successor Trustee

STATE OF WASHINGTON )  
 )§  
COUNTY OF PIERCE )

On this day personally appeared before me Bryce H. Dille, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on the date above written.



Printed Name: Toni M. Conway  
NOTARY PUBLIC in and for the State of  
Washington, residing at Puyallup  
My commission expires: 09/06/16

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