

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Mervyn C. Thompson
709 S. First Street
Mount Vernon, WA 98273



Skagit County Auditor \$75.00
12/30/2014 Page 1 of 4 10:48AM

TRUSTEE'S DEED

Reference Nos.: 20051122121 (Deed of Trust)
201407280151 (Appointment of Successor Trustee)
201409160046 (Notice of Trustee's Sale)

Grantor (s): Mervyn C. Thompson, Successor Trustee

Grantee (s): Terence G. Carroll, an
individual

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):

Abbreviated Legal: Lot 383, Shelter Bay Div. 2
Additional Legal on page(s): 1
Assessor's Tax Parcel No.: P84380 / 5100-002-383-0000

THE GRANTOR, MERVYN C. THOMPSON, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to TERENCE G. CARROLL, an individual, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 383, "Revised map of survey of Shelter Bay Div. 2, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, page 833, 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 dated November 9, 2005, recorded November 22, 2005 under Auditor's File No. 200511220121, records of Skagit County, Washington, from MARJORIE LAZARE, a single person, as Grantor, to LAND TITLE COMPANY, a corporation, as Trustee, to secure an obligation in favor of TERENCE G. CARROLL, an individual, as Beneficiary. MERVYN C. THOMPSON, Attorney at Law, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on July 28, 2014 under Skagit County Auditor's File Number 201407280151.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$35,000.00, with interest thereon, according to the terms thereof, including any amendments, modifications, and/or assignments thereto, payable to Beneficiary, or order, 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 Grantors, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell; the 30-day advance Notice of Default was transmitted to the Grantors, or their successor in interest, and a copy of said notice was posted or served in accordance with law by posting which occurred on August 12, 2014 and by certified, return receipt requested and first-class mailings which occurred on August 12, 2014.
5. TERENCE G. CARROLL, an individual, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on September 16, 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 Number 201409160046.
7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the main floor lobby of the Skagit County Superior Courthouse, 205 W. Kincaid Street, Mount Vernon, State of Washington, a public place, at 10:00 a.m. on December 19, 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 on September 16, 2014, either posted or served on September 16, 2014, said mailings and postings or service having occurred prior to 90 days before the sale;

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I certify that I know or have satisfactory evidence that MERVYN C. THOMPSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: December 30, 2014.



Kathleen M. Carpenter

NOTARY PUBLIC

Printed name: Kathleen M. Carpenter

My appointment expires: 5/4/2015

UNOFFICIAL DOCUMENT

