

AFTER RECORDING RETURN TO:

Claus Brothers LLC
15193 Doris St
Anacortes WA 98221



201501090113

Skagit County Auditor

\$74.00

1/9/2015 Page

1 of

3 4:01PM

Barr, James (Estate of), 2013-0004861/3067.1360431

TRUSTEE'S DEED

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): P75514/4149-020-007-0000

Abbreviated Legal: LOTS 6 AND 7, BLK 20, TOWN OF SEDRO

LOTS 6 AND 7, BLOCK 20, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, 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 James Barr, An Unmarried Man, as Grantor, to Fidelity National Title as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Ace Mortgage Funding, LLC and its successors and assigns as Beneficiary, dated December 20, 2007 recorded on December 28, 2007 as No. 200712280078.

TRUSTEE'S DEED - 1

Barr, James (Estate of)/2013-0004861/3067.1360431
FC-NJ-WA-TrustDeed3rdParty

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201588
JAN 09 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

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 Ace Mortgage Funding, LLC 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.
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. Nationstar Mortgage LLC 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 September 16, 2014 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201409160030.
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 December 19, 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.

TRUSTEE'S DEED - 2

Barr, James (Estate of)/2013-0004861/3067.1360431
FC-NJ-WA-TrustDeed3rdParty



Skagit County Auditor
1/9/2015 Page

2 of 3 4:01PM

\$74.00

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 December 19, 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 \$89,001.00.

Dated: January 8, 2015

Bishop, Marshall & Weibel, P.S.

By [Signature]
William L. Bishop, Jr. - President

State of Washington)

) ss.

County of King)

On this 8 day of Jan., 2015 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.

[Signature: Darla Trautman]

Name: Darla Trautman

Notary Public in and for the State of
Washington, residing at: King County
My Commission Expires: 04/09/2016

DARLA TRAUTMAN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-09-16

TRUSTEE'S DEED - 3

Barr, James (Estate of)/2013-0004861/3067.1360431
FC-NJ-WA-TrustDeed3rdParty



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Skagit County Auditor
1/9/2015 Page

3 of

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