

After Recording Return To:

Heritage Forest LLC
15193 Doris St.
Anacortes, WA 98221



201503160172

Skagit County Auditor \$74.00
3/16/2015 Page 1 of 3 4:00PM

Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200812150156 - Deed of Trust

Grantor(s): SEL, Inc., Trustee
David and Mary Hambright, Grantor(s) in Deed of Trust

Grantee(s): Heritage Forest LLC

Legal Description: Lot 112, Cedargrove On The Skagit
Complete legal description is on page 2 of document.

Assessor's Property Tax Parcel/Account Number(s): P64178

UNOFFICIAL DOCUMENT

TRUSTEE'S DEED

THE GRANTOR, SEL, Inc., 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 express or implied warranty regarding title, possession, or encumbrances, to HERITAGE FOREST LLC, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which David and Mary Hambright had at the time of the execution of the Deed of Trust recorded at Skagit County Auditor No. 200812150156 on December 15, 2008 or may thereafter acquired, and described as follows:

Lot 112, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

which bears property tax identification number P64178 and is commonly known as 46392 Baker Loop Road, Concrete, WA.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between David and Mary Hambright as grantors, SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred in the obligation secured or a covenant by the grantor, which by the terms of the deed of trust made operative the power to sell. A Notice of Default due to failure to make payments when due was mailed by certified mail to the borrower and guarantors on September 29, 2014, posted on the subject property on September 30, 2014.

A Notice of Sale was mailed by certified mail to the borrower and guarantors on November 18, 2014, posted on the subject property on November 20, 2014 and recorded with the Skagit County Auditor on November 19, 2014 at Auditor No. 201411190029. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrower with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on January 16, 2015 and February 6, 2015.

The sale occurred within 120 days of the original date designated in the Notice of Sale, but not less than 190 days after the occurrence of an event of default. On February 20, 2015, the undersigned Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$15,895.00.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015797
MAR 16 2015

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

