

**AFTER RECORDING MAIL TO:**

HUD c/o Novad Management  
Consulting LLC  
2401 NW 23<sup>rd</sup> Street, Suite 1A  
Oklahoma City, OK 73107



201506080124

Skagit County Auditor

\$125.00

6/8/2015 Page

1 of

4 11:34AM

**Document Title:**  
Foreclosure Deed

8527605  
1ST AM

**Reference number of document assigned or released:**  
9405180079

**Grantor:**  
Cimarron Service Corp of Nevada

**Land Title and Escrow**

151627F

**Grantee:**  
The Secretary of Housing and Urban Development of Washington D.C.


**Abbreviated Legal:**  
Ptn. Vac. Illinois Ave Between Blks. 805 & 905, Northern Pacific Add. to Anacortes

**Complete legal description is on page: 3**

**Assessor's Parcel number:**  
3809-905-011-0012

PS8548

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document and this request will also included the additional fee of \$50

  
(Signature required)

Recording Requested By:

When Recorded Mail to:  
HUD C/O NOVAD MANAGEMENT  
CONSULTING LLC  
2401 N.W. 23<sup>RD</sup> STREET, SUITE 1A1  
OKLAHOMA CITY, OK 73107

Mail tax statements to Above

**THIS SPACE FOR RECORDER'S USE ONLY**

FHA #561-6173957

TS#14-13144-25

## FORECLOSURE DEED

This Deed made this 29<sup>th</sup> day of May, 2015 by and between CIMARRON SERVICE CORP of NEVADA, Foreclosure Commission, ("Grantor") and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.**, his/her Successors or Assigns ("Grantee").

WHEREAS, on 05/11/1994 certain Deed of Trust was executed by Beverly M. Chapman, as Trustor/s. and , as Trustee in favor of ARC Mortgage, Inc, as Beneficiary, and was recorded on Recorded on 05/18/1994 as Inst. No. 9405180079, in the office of the Skagit County, Washington Recorder; and

WHEREAS, 09/02/2004, as Instrument No. 200409020021 The Beneficial Interest in the Deed of Trust was Assigned to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., His/her Successors or Assigns (secretary); and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on 05/04/2015: Beverly M. Chapman, the owner/s of the property secured by the mortgage as shown by public record, to be liable for part of or all of the mortgage debt; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Skagit Valley Herald on 05/07/2015, 05/14/2015 and 05/21/2015; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 03/06/2015, as Instrument Book No. 201503060076, Official Records said Skagit County, Washington; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 05/29/2015, at which time **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, submitted the highest bid in the amount of **\$260,616.70**; and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells and conveys to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, the following property located in the City of Anacortes, County of Skagit, State of Washington described as: THAT PORTION OF VACATED ILLINOIS AVENUE LYING BETWEEN THE EXTENDED NORTH AND SOUTH LINES OF BLOCKS 805 AND 905, EXCEPT THE EAST 10 FEET AND THE WEST 10 FEET THEREOF, ALL AS SETFORTH IN THE "PLAT OF "NORTHERN PACIFIC ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY.

Commonly known as: 3322 West 3rd Street, Anacortes, WA 98221

The Grantor does hereby grant and convey, but without covenant or warranty, express or implied to the grantee all right, title and interest in the above described property held by the Trustor or any other party claiming by, through, or under them on the date the Deed of Trust referred to the above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

May 29<sup>th</sup>, 2015

Foreclosure Commissioner:

**CIMARRON SERVICE CORP of NEVADA**  
425 Mechem Drive  
Ruidoso, NM 88345  
Telephone No. (575) 808-8394  
Facsimile No. (575) 808-8397

  
\_\_\_\_\_  
Hallie E. Cox, President

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2015 2098  
JUN 08 2015

Amount Paid \$~~0~~  
Skagit Co. Treasurer  
By  Deputy


State of: New Mexico  
County of: Lincoln

On May 29<sup>th</sup>, 2015, before me, **Amber Baca** the undersigned Notary Public, in and for said County, personally appeared **Hallie E. Cox**, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument/s the person(s) or the entity upon behalf of which the person(s) acted, and executed the instrument.

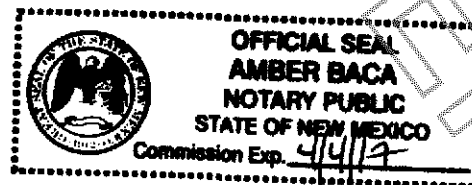
I certify under PENALTY OF PERJURY under the laws of the state of New Mexico that the foregoing paragraph is true and correct.

**WITNESS MY HAND AND OFFICIAL SEAL**

**SEAL**

  
\_\_\_\_\_  
Amber Baca Notary's signature

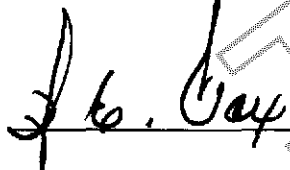
My Commission Exp: 04/04/2017



This is to certify that the interest in real property conveyed by Deed or Grant Deed dated 05/29/2015 from Cimarron Trustee Services to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns is hereby accepted pursuant to its authority and hereby consents to recordation thereof by its authorized officer/Agent.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns.

By: Cimarron Trustee Services, Commissioner for HUD

A handwritten signature in black ink, appearing to read "H. E. Cox", written over a horizontal line.

Hallie E. Cox,

President