

AFTER RECORDING RETURN TO:

Bryan R. Walker
6 Wembley Lane
Merter Island, WA 98040



Skagit County Auditor \$73.00
7/17/2015 Page 1 of 2 10:47AM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015/2766
JUL 17 2015

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

TRUSTEE'S DEED

The GRANTOR, Karen L. Gibbon, P.S., 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: Bryan R. Walker, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 2A OF SHORT FLAT NO. PL05-0617, AS APPROVED AND RECORDED MAY 10, 2006, UNDER AUDITOR'S FILE NO. 200605100139, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. (ALSO KNOWN AS A PORTION OF TRACT 2, UPLANDS SURVEY.)
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
APN #1246151/34042410020100

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 David F. Bailey and Barbie D. Bailey, Husband and Wife, Grantors, to Land Title, Trustee, and Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, as Beneficiary, dated May 24, 2006, recorded May 31, 2006, as Auditor's No. 200605310088, records of Skagit County, Washington, the beneficial interest in which has been assigned to J.P. Morgan Mortgage Loan Trust 2006-S3, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, under Skagit County Auditor's File No. 201402110058.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$740,000.00 with interest thereon, according to the terms thereof in favor of America's Wholesale Lender, 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. J.P. Morgan Mortgage Loan Trust 2006-S3, Mortgage Pass-Through Certificates, U.S. Bank National Association, as Trustee, 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 term 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 February 20, 2015 recorded in the office of the Auditor of Skagit County, Washington a " Notice of Trustee's Sale" of said property, as No. 201502200080.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse, located at 3rd and Kinkaid, in the City of Mount Vernon, a public place, on June 26, 2015 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 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th 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,

