

Return Address:
Guy O. Foss Jr. & Mildred M. Foss
c/o Allied Servicing Corp.,
3019 Argonne Rd.
Spokane Valley, WA 99212



201508110044

Skagit County Auditor

\$74.00

8/11/2015 Page

1 of

3 10:51AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153141

AUG 11 2015

Amount Paid \$~~8~~
Skagit Co. Treasurer
By *mm* Deputy

GUARDIAN NORTHWEST TITLE CO.

108731

Abbr. Legal Description: Ptn. Lot 9, "EVERETT'S FERTILE ACRES"
Tax Parcel No.: P65216, 3910-000-009-004
Deed of Trust No. 200704240008

TRUSTEE'S DEED

THE GRANTOR, Bruce J. Blohowiak 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: Guy O. Foss Jr. and Mildred M. Foss

THAT REAL PROPERTY SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT described as follows:

LOT 9, EXCEPT THE SOUTH 100 FEET THEREOF, "EVERETT'S FERTILE ACRES", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 16 AND 17, RECORDS OF 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 April 23, 2007, wherein Annette Rennie Stewart, single, as her separate estate was the Grantor; First American Title of Skagit County, the Trustee; and John C. W. Shoop and Joyce Shoop, Husband and Wife, the Beneficiaries, which Deed of Trust was recorded under Auditor's File No. 200704240008 records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the

payment of a Promissory Note in the amount of \$34,500.00 with interest thereon according to the terms thereof in favor of John C. W. Shoop and Joyce Shoop, Husband and 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty day advanced 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. Guy O. Foss Jr. and Mildred M. Foss being the holders of the indebtedness secured by the Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with the 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 of the terms of said Deed of Trust, executed on March 26th 2015 a Notice of Trustee's Sale of said property, which was recorded under Skagit County Auditor's File No.201502200124.


7. The Trustee in its aforesaid Notice of Trustee's Sale fixed the place of sale on **August 7, 2015**, at the hour of 10:00 a.m., inside the main entrance of the Skagit County Courthouse, 700 S. 2nd St., Mt Vernon, WA, 98273 in, the State of Washington, 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 120 days before the sale; further, the Trustee caused the copy of said Notice of trustee's Sale to be published once between the 35th and 28th day before the date of sale and once between the 14th and 7th day before the sale; and further included with this Notice, which was transmitted to or served 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.

10. The default specified in the Notice of Trustee's Sale not having been cured 11 days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on August 7th 2015 the date of sale, which was not less than 190 days from the date of default in the obligations secured, the Trustee then and there sold at public auction to said River Delta Investment, LLC, the herein described real property in partial satisfaction of the obligation then owing, together with all fees, costs, and expenses as provided by statute for a purchase price of \$47,232.99.


DATED this 7th day of August 2015.


Bruce J. Blohowiak, Trustee

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this day personally appeared before me Bruce J. Blohowiak to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7th day of August 2015.


NOTARY PUBLIC in and for the State
of Washington, Residing at Spokane
Commission Expires

