

When recorded mail to



Skagit County Auditor \$74.00  
9/21/2015 Page 1 of 3 3:32PM

Space above this line for recorder's use

### TRUSTEE'S DEED UPON SALE



T.S. No: L546305 WA Unit Code: L Loan No: 5004071613/HAMITER  
AP #1: 4373-000-020-0007/P80686  
Title #: 8532483

The GRANTOR, T.D. SERVICE COMPANY OF WASHINGTON 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 the GRANTEE, SMALL WORLD SERVICES, INC. AND VERISTONE FUND I, LLC FOR SECURITY PURPOSES that real property situated in the County of SKAGIT, State of WASHINGTON, described as follows:

LOT 20, WILIDA ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 11 AND 12, 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 DAVID A. HAMITER SR., NANCY ANN HAMITER as Grantor, to EVERGREEN TITLE COMPANY as Trustee, and OPUS BANK, SUCCESSOR BY MERGER TO CASDADE BANK as Beneficiary.

Dated July 28, 2004 and Recorded August 3, 2004 as Instr. No. 200408030998 in Book --- Page --- of Official Records in the office of the Recorder of SKAGIT County; WASHINGTON

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$171,500.00 with interest thereon, according to the terms thereof, in favor of OPUS BANK, SUCCESSOR BY MERGER TO CASDADE BANK 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 30 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. COLBY RE, LLC being 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 the law of said Deed of Trust.

6. The defaults specified in the Notice of Default have not been cured. The Trustee, according to the terms of said Deed of Trust, executed, and on 04/24/15, recorded in the office of the auditor of SKAGIT County, WASHINGTON, a Notice of Trustee's Sale of said property as Number 201504240101.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as COUNTY COURTHOUSE 205 WEST KINCAID STREET MOUNT VERNON, WA 98273 a public place at 10:00 A.M. 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of 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 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 defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on August 28, 2015, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder present for the sum of \$151,000.00.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 3822  
SEP 21 2015

Amount Paid \$  
By *MB* Skagit Co. Treasurer Deputy

DATED: August 28, 2015

T.D. SERVICE COMPANY OF WASHINGTON, SUCCESSOR TRUSTEE

BY [Signature]  
CRYSTAL ESPINOZA, ASSISTANT SECRETARY

BY [Signature]  
SUSAN EARNEST, ASSISTANT SECRETARY

4000 W. Metropolitan Drive  
Suite 400  
Orange, CA 92868  
(800) 843-0260  
(206) 859-6989

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 09/02/15 before me, AHMANDA MACIAS, a Notary Public, personally appeared CRYSTAL ESPINOZA and SUSAN EARNEST, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

