

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



201510220025

Skagit County Auditor \$75.00
10/22/2015 Page 1 of 3 10:50AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154321
OCT 22 2015

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

TRUSTEE'S DEED

The GRANTOR, STEPHEN C. SCHUTT, as Successor 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: Harland Christensen, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lots 13 and 14, Block 3, PLAT OF WHITE'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, page 41, records of Skagit County, Washington.

Situated in Skagit County, Washington.

#60583

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 KELLY M. KEPPLER as Grantor to CHICAGO TITLE COMPANY, as Trustee, and HARLAND R. CHRISTENSEN, as Beneficiary, dated June 2, 2005, recorded June 3, 2005, as No. 200506030152 records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of one promissory note in the sum of \$189,900.00 with interest thereon, according to the terms thereof, in favor of HARLAND R. CHRISTENSEN 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 there 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 make operative the power to sell, the 30 day advance Notice of Default was transmitted to the Grantor, or her successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. The Beneficiary being then the holder of the indebtedness secured by said Deed of Trust, caused to be delivered to said Trustee a written request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Skagit County Auditor's File No.201507010054.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the steps of the Skagit County Courthouse, 205 W. Kincaid, in the City of Mount Vernon, Skagit County, Washington, a public place, at 9:00 o'clock 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 prior to 90 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 the county in which the property is situated; and further, included with this Notice, which was transmitted to or served upon the Grantors or their successor in interest as required by law, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors' 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 RCW 61.24.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 16, 2015, the date of sale, which was not less than 120 days from the date of default in the obligation secured, the Trustee then and there sold at public auction the property hereinabove described to the above-named Grantees, by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

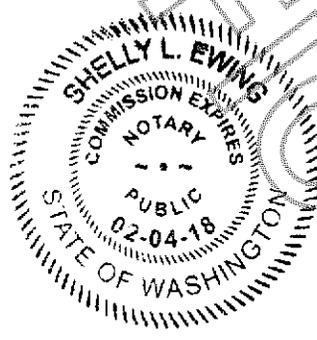
DATED this 20 th day of October, 2015.


STEPHEN C. SCHUTT, TRUSTEE

STATE OF WASHINGTON)
)ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that STEPHEN C. SCHUTT signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: October 20, 2015



Shelly L. Ewing
NOTARY PUBLIC in and for the
State of Washington
My appointment expires: 02/04/2018

UNOFFICIAL DOCUMENT