



201511190048

Skagit County Auditor
11/19/2015 Page

1 of 3 2:24PM

\$75.00

Filed for Record at Request of
Benjamin D. Petiprin, attorney at law

AND WHEN RECORDED TO:
Specialized Loan Servicing LLC
8742 Lucent Blvd., Ste. 300
Highlands Ranch, CO 80129

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154719
NOV 19 2015

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

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 14-32163 Order No.: 140499339-WA-MSI

TRUSTEE'S DEED

The GRANTOR, **Benjamin D. Petiprin, attorney at law**, 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: **U.S. ROF IV Legal Title Trust 2015-1**, by **U.S. Bank National Association, as Legal Title Trustee** GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A

TRACT B, SHORT PLAT NO. 97-0044, APPROVED OCTOBER 28, 1998, RECORDED OCTOBER 29, 1998 IN VOLUME 13 OF SHORT PLATS, PAGES 178 AND 179, UNDER AUDITORS FILE NO. 9810290045 AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN 60 FOOT PRIVATE ROAD DESIGNATED AS KRETZ LANE ON THE FACE OF SAID SHORT PLAT AND OVER AND ACROSS THAT CERTAIN UNNAMED 60 FOOT PRIVATE ROAD OVER TRACT A OF SAID SHORT PLAT NO. 97-0044, AS SHOWN ON THE FACE OF SAID SHORT PLAT.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

A.P.N. No.: **P40629**

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 **ROBERT A MEIRNDORF, AND JULIE MEIRNDORF, HUSBAND AND WIFE**, as Grantor, to **LS TITLE OF WASHINGTON, A WASHINGTON CORPORATION**, as Trustee, and **BANK OF AMERICA, N.A.** as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 10/21/2009, recorded 10/30/2009, as Instrument No. 200910300005, in Book/Reel, Page/Frame, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$304,500.00 with interest thereon, according to the terms thereof, in favor of **BANK OF AMERICA, N.A.** as Lender, Mortgage Electronic Registration Systems, Inc. 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.

TRUSTEE'S DEED

T.S. No.: **14-32163** Loan No.: **1008706598**

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 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. Specialized Loan Servicing LLC as servicer for and on behalf of U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, being then the holder of the indebtedness secured by said 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 law and the terms 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 recorded on **8/12/2015**, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201508120034**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on 11/13/2015 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh 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 in 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.
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 **11/13/2015**, 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 therefore, the property hereinabove described, for the sum of **\$230,000.00**.

TRUSTEE'S DEED

T.S. No.: 14-32163 Loan No.: 1008706598

Date:

11-16-15

Benjamin D. Petiprin, attorney at law



Benjamin D. Petiprin

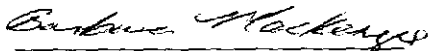
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 11/16/15, before me, **Barbara Mackenzie**, Notary Public personally appeared, **Benjamin D. Petiprin** 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.



Barbara Mackenzie

(Seal)



"This instrument is being recorded as an
ACCOMMODATION, with no
Representation as to its effect upon title"