

Filed for Record at Request of



201511250080

AND WHEN RECORDED TO:
SNL Real Estate LLC
3302 112th PI SE
Everett, WA 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154788

Skagit County Auditor \$75.00
11/25/2015 Page 1 of 3 11:31AM

NOV 25 2015

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

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 14-53457 TSG Order No.: 02-14049278 APN: #: 3504-011-002-0414 / P35487

TRUSTEE'S DEED

The GRANTOR, **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: **SNL Real Estate LLC**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows: **Ptn NE ¼ of SW ¼ of NE ¼, 1-35-4 E W.M.**
A.P.N. No.: **3504-011-002-0414 / P35487**

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 ADAM R. WAHL AND SARAH A. WAHL, HUSBAND AND WIFE, as Grantor, to LS TITLE OF WASHINGTON, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary, dated 5/24/2007, recorded 5/25/2007, as Instrument No. 200705250243, in Book/Reel --, Page/Frame --, And Modified by Loan Modification Recorded on 07/11/2013 as Instrument No. 201307110071 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 \$248,992.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, 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.
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. Wilmington Savings Fund Society, FSB doing business as Christiana Trust, Not in its individual Capacity but solely as legal title trustee for Bronze Creek Title Trust 2014-NPL1, 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.

TRUSTEE'S DEED

T.S. No. 14-53457
Loan No. 7600029867

- 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 **5/20/2015**, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201505200064**
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, At the main entrance of the Superior Courthouse, 205W. Kincaid Street, Mt. Vernon, Washington , a public place, on 10/2/2015 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 **10/2/2015**, 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 **\$138,000.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: 10-20-15

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Linda Perez
Linda Perez, Assistant Vice President

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

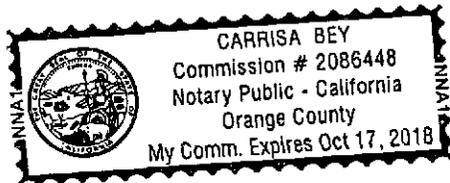
State of California) ss.
County of Orange)

On 10-20-15, before me, Carrisa Bey, a Notary Public in and for said County, personally appeared, Linda Perez who or proved to me on the basis of satisfactory evidence to 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 *Carrisa Bey*



LEGAL DESCRIPTION:

PARCEL "A":

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at an existing iron pipe at the Northeast corner of said subdivision;
thence South $87^{\circ}20'08''$ West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;
thence South $1^{\circ}49'40''$ West, along said West line, 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;
thence continue South $1^{\circ}49'40''$ West along said West line, 100.31 feet to the true point of beginning;
thence South $87^{\circ}20'08''$ West parallel with said North line of said subdivision, 310.68 feet;
thence South $1^{\circ}49'40''$ West, parallel with said East line of said subdivision, 136.03 feet to the South line of said subdivision;
thence North $87^{\circ}19'57''$ East along said South line of said subdivision, 310.68 feet to an intersection with said West line of the East 40 feet of said subdivision;
thence North $1^{\circ}49'40''$ East along said West line 136.02 feet to the true point of beginning.

Also known as Tract B of Short Plat No. 53-72.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities over and across the following described 60 foot strip, EXCEPT that portion lying within the boundaries of the above described Parcel "A":

Beginning at an existing iron pipe at the Northeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M.;

thence South $87^{\circ}20'08''$ West, along the North line of said subdivision, 40.12 feet to an intersection with the West line of the East 40 feet of said subdivision, as measured at right angles from the East line of said subdivision;

thence South $01^{\circ}49'40''$ West, along said West line 100.31 feet to an intersection with the South line of the North 100 feet of said subdivision, as measured at right angles from said North line of said subdivision;

thence continue South $01^{\circ}49'40''$ West, along said West line, 90.28 feet to the true point of beginning;

thence continue South $01^{\circ}49'40''$ West, along said West line, 60.18 feet;

thence South $87^{\circ}20'08''$ West, parallel with said North line of said subdivision, 310.68 feet;

thence North $01^{\circ}49'40''$ East, parallel with said East line of said subdivision, 60.18 feet;

thence North $87^{\circ}20'08''$ East, parallel with said North line of said subdivision, 310.68 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.