



Skagit County Auditor
12/10/2015 Page 1 of 4 11:33AM

WHEN RECORDED MAIL TO:

KC CAPITAL, LLC
5314 MERIDIAN AVE N SUITE C
SEATTLE WA 98105

Forward Tax Statements to the address given above

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4977
DEC 10 2015

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

TS No.: WA-10-338026-SH
Title Order No.: 8553970

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustor: FERMIN GARCIA, A LIFE ESTATE AND MARIA V ARMENTA AKA MARY V
ARMENTA, AS HER SOLE AND SEPARATE PROPERTY, AS TO REMAINDER
Deed of Trust Instrument/Reference No.: 200711160075
Deed of Trust book/page (if applicable):
Notice of Sale Instrument/Reference No.: 201507160067

TRUSTEE'S DEED UPON SALE

A.P.N.: P17280; P17279; P99643; P17278

TRANSFER TAX: \$0.00

The GRANTOR, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as current Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Successor Trustee) under that Deed of Trust in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, all right title and interest to

23326 SR 534, LLC AND KC CAPITAL, LLC FOR SECURITY PURPOSES ONLY

(herein called GRANTEE), to all real property (the "Property"), situated in the County of **SKAGIT**, State of Washington, described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET EAST AND 62 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF THE OLD ENGLISH LUMBER COMPANY RAILROAD RIGHT-OF-WAY THAT IS 423.5 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY TO INTERSECT WITH A LINE THAT IS 630 FEET SOUTH OF THE NORTH LINE OF SAID SUBDIVISION; THENCE EAST ALONG SAID LINE TO THE WESTERLY LINE OF THE CONWAY-MCMURRAY ROAD (NOW STATE HIGHWAY 1-H); THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING. EXCEPT ROAD AND RAILROAD AND RIGHTS-OF-WAY THEREFOR. ALSO THAT PORTION OF THE

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET EAST AND 62 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 40° WEST 208.8 FEET TO THE NORTHERLY LINE OF THE OLD ENGLISH LUMBER COMPANY RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT-OF-WAY 186.00 FEET TO A POINT THAT IS 284.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 284.00 FEET TO THE POINT OF BEGINNING.

More Accurately Described as Follows:

PARCEL "A":

That portion of the Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 E., W.M., described as follows:

Beginning at a point 330 feet East and 62½ feet South of the Northwest corner of said subdivision; thence South to a point on the South line of the Old English Lumber Company Railroad Right-of-Way that is 423.5 feet South of the North line of said subdivision; thence Southeasterly along said Railroad Right-of-Way to the intersection of a line that is 630 feet South of the North line of said subdivision; thence East along said line to the Westerly line of the Conway-McMurray Road (now State Highway 1-H); thence Northwesterly along the Westerly line of said road, to the point of beginning;

EXCEPT Road;

AND EXCEPT Railroad Rights-of-Way;

Situate within the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 E., W.M., described as follows:

Beginning at a point 660 feet South and 330 Feet East of the Northwest corner of the Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 E.; thence East to the Conway-McMurray Road (now State Highway 1-H); thence Northwesterly along the Southerly line of said road to a point North of the point of beginning; thence South parallel to the West line of the said Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 E., 597.5 feet, plus or minus, to the point of beginning;

EXCEPT Road;

AND EXCEPT Railroad Rights-of-Way;

Situate within the County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the current Trustee by that certain Deed of Trust between **FERMIN GARCIA, A LIFE ESTATE AND MARIA V ARMENTA AKA MARY V ARMENTA, AS HER SOLE AND SEPARATE PROPERTY, AS TO REMAINDER**, as original Grantor, to **FIRST AMERICAN TITLE**, as original trustee, and **CITIFINANCIAL, INC.**, as original

Beneficiary, dated 11/5/2007 and recorded 11/16/2007 as **Instrument No. 200711160075** of the Official Records in the office of the Recorder of **SKAGIT**, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of **\$32,431.24** with interest thereon, according to the terms thereof, and other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the current Trustee has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. That a Default occurred in the obligations secured and/or covenants of the Deed of Trust referenced in paragraph one (1), as set forth in the Notice of Trustee's Sale described below, and that the current Trustee, transmitted the Notice of Default to the required parties, and that a copy of said Notice was posted or served in accordance with law.
5. The current Trustee has been instructed to exercise the power of sale in accordance with and under the relevant terms of the above referenced Deed of Trust and the Washington Deed of Trust Act.
6. That because the defaults specified in the "Notice of Default" were not cured, the current Trustee, in compliance with the terms of the Deed of Trust, recorded on 7/16/2015 in the **SKAGIT** County, Washington recorder's Office, a "Notice of Trustee's Sale" of the Property as instrument no. **201507160067**.
7. The current Trustee fixed the place of sale as: **At main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA**, in the State of Washington, a public place, at **10:00 AM**. In accordance with the 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 the statutory minimum number of days before the final sale; further, the current Trustee caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of the sale, and once between the fourteenth and the seventh day before the date of the sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure."
8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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. That because the defaults specified in the "Notice of Trustee's Sale" were not cured at least ten days prior to the date scheduled for the Trustee's Sale and said obligation secured by said Deed of trust remained 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 GRANTOR then and there sold the Property at public auction to said GRANTEE, the highest bidder therefore, for the sum of **\$100,000.00**, in the form of cash, certified check, cashier's check, money order, or funds received by verified electronic transfer, as provided in chapter 61.24.070 RCW.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, GRANTEE understands, acknowledges and agrees that the Property was

UNOFFICIAL DOCUMENT

purchased in the context of a foreclosure, that the current Trustee made no representations to GRANTEE concerning the Property and that the current Trustee owed no duty to make disclosures to GRANTEE concerning the Property, GRANTEE relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as GRANTOR, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TS No.: **WA-10-338026-SH**

Date: 12/3/15

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

Janice Stavee
By: Janice Stavee, Assistant Secretary

State of: Washington

County of: King

I certify that I know or have satisfactory evidence that Janice Stavee is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument

Dated: 12-3-15

Cynthia Feeney
Signature
Administrative Specialist II - Notary
Title

My appointment expires: Feb 9, 2018

Notary Public
State of Washington
CYNTHIA FEENEY
My Appointment Expires Feb 9, 2018