



201512210085

RECORDING REQUESTED BY:

Skagit County Auditor \$74.00  
12/21/2015 Page 1 of 2 2:35PM

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

Ventures Trust 2013-I-H-R, by MCM Capital  
Partners, LLC, its trustee

7500 Old Georgetown Road, Suite 1300

Bethesda, MD 20814

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**  
20155134  
DEC 21 2015

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

TS No: WA05000358-14-1

APN: P79438/ 4335-000-018-0008

TO No.: 8433381

**TRUSTEE'S DEED UPON SALE**

THE GRANTOR, MTC Financial Inc. dba Trustee Corps, 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 **Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC, its trustee, GRANTEE**, that real property, situated in the County of Skagit, State of Washington, described as follows:

**LOT 18, THUNDERBIRD NORTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGES 37 AND 38, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 8, 1912, IN VOLUME 90 OF DEEDS, PAGE 38, UNDER AUDITOR'S FILE NO. 92096, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.**

APN: P79438/ 4335-000-018-0008

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 dated May 21, 2007, executed by REX D FRAZIER, AN UNMARRIED MAN, as Grantor, to LS TITLE OF WASHINGTON, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for COUNTRYWIDE HOME LOANS, INC., Beneficiary of the security instrument, its successors and assigns, recorded on May 29, 2007, as Instrument No. 200705290002, of official records in the Office of the County Auditor 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 \$224,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for COUNTRYWIDE HOME LOANS, INC., as original Beneficiary 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. Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, 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, a "Notice of Trustee's Sale" of said property recorded on July 3, 2014 as Auditor's File No. 201407030067 in the Office of the Auditor of Skagit County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA 98273, a public place, on November 7, 2014 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.

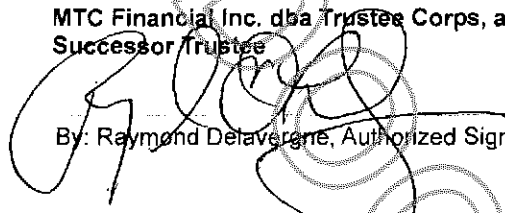
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 obligations secured by said Deed of Trust remaining unpaid, on November 7, 2014, the date of sale, which was not less than 90 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 \$185,046.85, 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.

Dated: December 17, 2015

MTC Financial Inc. dba Trustee Corps, as Duly Appointed  
Successor Trustee



By: Raymond Delavergne, Authorized Signatory

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that RAYMOND DELAVERGNE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Authorized Signatory for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/17/2015

Maggie Alon  
Notary Public in and for the State of Washington

Residing at King County

My Commission expires 09/23/2018

**MAGGIE ALON**  
STATE OF WASHINGTON  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES  
09-23-18