



201601210058

RECORDING REQUESTED BY:

Skagit County Auditor

\$75.00

1/21/2016 Page

1 of

3 2:19PM

WHEN RECORDED MAIL DEED AND TAX STATEMENT TO:

Wilmington Savings Fund Society, FSB DBA Christiana Trust, not in its individual capacity, but solely as Legal Title Trustee for Bronze Creek Title Trust 2014-NPL1 c/o Rushmore Loan Management Services, LLC 15480 Laguna Canyon Road, Suite 100 Irvine, CA 92618

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2016181 JAN 21 2016

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

TS No: WA08002328-14-1

APN 340419-0-203-0000 / P26550

TO No.: 8567603

Ref: 200912140067

TRUSTEE'S DEED UPON SALE

1ST AM

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 Wilmington Savings Fund Society, FSB DBA Christiana Trust, not in its individual capacity, but solely as Legal Title Trustee for Bronze Creek Title Trust 2014-NPL1, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A": THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 9 THAT IS 772.50 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 86°59' WEST ALONG THE DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 471.97 FEET TO A POINT ON THE WEST LINE OF FIRST STREET AS ESTABLISHED IN THE CITY OF MOUNT VERNON AND THE TRUE POINT OF BEGINNING DESCRIPTION; THENCE SOUTH ALONG THE WEST LINE OF FIRST STREET 37 FEET TO A POINT WHICH IS .89 FEET NORTH OF THE SOUTHEAST CORNER OF A TRACT CONVEYED TO ROBERT GREENEWALD, JR., BY A DEED DATED NOVEMBER 7, 1958 AND RECORDED APRIL 28, 1964, AS AUDITOR'S FILE NO. 649763; THENCE WEST 183.74 FEET TO THE WEST LINE OF SAID GREENEWALD TRACT; THENCE NORTH 27.32 FEET; THENCE NORTH 86°59' EAST 184 FEET TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL "B": THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 9, WHICH POINT BEARS SOUTH, A DISTANCE OF 772.50 FEET FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 9; THENCE SOUTH 86°59' WEST ALONG THE DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 471.97 FEET TO A POINT ON THE WEST LINE OF FIRST STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ALONG SAID WEST LINE OF FIRST STREET, A DISTANCE OF 3.00 FEET; THENCE WEST, AT RIGHT ANGLES TO FIRST STREET, A DISTANCE OF 183.74 FEET; THENCE SOUTH, A DISTANCE OF 12.68 FEET; THENCE NORTH 86°59' EAST ALONG SAID DIVIDING LINE BETWEEN THE NORTH 46 RODS AND THE SOUTH 34 RODS OF SAID LOT 9, A DISTANCE OF 184.00 FEET, TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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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 December 8, 2009, executed by RYAN BONNER AND LAURA JILL BONNER, HUSBAND AND WIFE, as Grantor, to GUARDIAN NORTHWEST TITLE & ESCROW, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for HOME SAVINGS OF AMERICA, A FEDERAL SAVINGS ASSOCIATION, Beneficiary of the security instrument,

its successors and assigns, recorded on December 14, 2009, as Instrument No. 200912140067, 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 \$124,200.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for HOME SAVINGS OF AMERICA, A FEDERAL SAVINGS ASSOCIATION, 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. Wilmington Savings Fund Society, FSB DBA 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.

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 September 15, 2015 as Auditor's File No. 201509150046 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 main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on January 15, 2016 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 January 15, 2016, 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 \$116,000.00, 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.

Dated: January 18, 2016

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

By: Patrick Lynch, Authorized Signatory

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that PATRICK LYNCH 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: 1/18/16

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