



201601270002

RECORDING REQUESTED BY:

Skagit County Auditor

\$74.00

1/27/2016 Page

1 of

2 9:23AM

WHEN RECORDED MAIL DEED AND TAX STATEMENT TO:

SABINE FINANCIAL SERVICES INC  
670 Bartel Rd  
Eastsound WA 98245

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016250  
JAN 27 2016

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

TS No: WA08000867-15-1

APN 331033-4-010-0117

TO No.: 150155174-WA-MSI

### 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 **SABINE FINANCIAL SERVICES INC**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A": THE SOUTH 209.0 FEET OF THE WEST 209.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M. , EXCEPT THE WEST 4 ACRES THEREOF. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE WEST 20 FEET; EXCEPT THE SOUTH 209 FEET THEREOF, OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M., EXCEPT THE WEST 4 ACRES THEREOF. PARCEL "B": THE EAST 208.42 FEET OF THE WEST 417.42 FEET OF THE SOUTH 209 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M., EXCEPT THE WEST 4 ACRES THEREOF. PARCEL "C": THE WEST 153.11 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 10 EAST, W.M., LYING SOUTH OF STURGEON ROAD EXCEPT THE WEST 4 ACRES THEREOF, AND THE SOUTH 209 FEET THEREOF.

APN: 331033-4-010-0117

#### 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 July 13, 2005, executed by WILLIAM J. BARKER AND VALERIE A. BARKER, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE, as Trustee, in favor of BENEFICIAL WASHINGTON INC., as original Beneficiary, recorded on July 15, 2005, as Instrument No. 200507150133, 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 \$231,718.87 with interest thereon, according to the terms thereof, in favor of BENEFICIAL WASHINGTON 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. U.S. Bank Trust, N.A. as Trustee for LSF9 Master Participation Trust, 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 9, 2015 as Auditor's File No. 201509090050 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 8, 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 8, 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 \$110,665.67, 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