

**AFTER RECORDING RETURN TO:**

Jared Ware  
21590 Alderbrook Lane  
Mount Vernon, WA 98274



201601290075

Skagit County Auditor

1/29/2016 Page

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3

\$75.00

1:11PM

Alan W. Artis and Rita L. Artis, 46765308

150100471

**TRUSTEE'S DEED**

The **GRANTOR, Weinstein & Riley, P.S.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to Jared Ware, **GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s):** 41380090090009

Abbreviated Legal: LOTS 6-9, BLOCK 9, PLAT OF CLEAR LAKE

LOTS 6,7,8 AND 9, BLOCK 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO, THAT PORTION OF LOT 10, BLOCK 9, "PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 22 AND 23, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 7°17' EAST, 2.0 FEET; THENCE NORTH 89°40' EAST, 77.69 FEET TO THE EAST LINE OF SAID LOT 10; THENCE SOUTH 3°22' EAST, 15.87 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 80°21' WEST, 80.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF VACATED FRONT STREET ADJOINING THE ABOVE DESCRIBED PARCELS, WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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 Alan W Artis and Rita L Artis, Husband and Wife, as Grantor, to Washington Services, Inc., a Washington Corporation

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Artis, 46765308  
WA-Trustee's Deed Lender

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as Trustee, and Washington Federal Savings as Beneficiary, dated April 27, 2007 recorded May 1, 2007 under Recording No. 200705010006.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Washington Federal Savings 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 made 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. Washington Federal f/k/a Washington Federal Savings being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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, executed and on May 18, 2015 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201505180123.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon located at Skagit County, State of Washington, a public place on September 11, 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 with this Notice, which was transmitted or served to or upon the Grantor or his successor-in-interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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