



201604080065

Skagit County Auditor \$74.00  
4/8/2016 Page 1 of 2 2:09PM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

BANK OF AMERICA, N.A.  
c/o Bank of America, N.A.  
7105 Corporate Drive  
Building C  
Plano, TX 75024

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 1253  
APR 08 2016

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

TS No: WA08001648-15-1

APN P76774 / 4166-023-018-0004

TO No.: 8581531

**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 **BANK OF AMERICA, N.A.**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 17 AND 18, BLOCK 23, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION OF LOT 17, BLOCK 23 OF SAID PLAT, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 21° 05' 13" EAST ALONG THE EAST LINE OF LOT 17, A DISTANCE OF 11.86 FEET; THENCE NORTH 89° 45' 06" WEST, A DISTANCE OF 53.34 FEET; THENCE SOUTH 88° 23' 39" WEST, A DISTANCE OF 66.75 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 2° 04' 37" WEST ALONG THE WEST LINE OF LOT 17, A DISTANCE OF 9.13 FEET TO THE NORTHWEST CORNER OF LOT 17; THENCE NORTH 87° 54' 57" EAST ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 120.04 FEET TO THE POINT OF BEGINNING.(ALSO SHOWN AS RECORDS AS PARCEL "B", SURVEY RECORDED JUNE 28, 2000, UNDER AUDITOR'S FILE NO. 200006280058.) SITUATE IN THE CITY OF DEDRO-WOOLLEY, 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 October 23, 2009, executed by KIRK L STEPHENSON, AS HIS SEPARATE PROPERTY AND AMY S STEPHENSON, AS HER SEPARATE PROPERTY, IN INDETERMINATE INTERESTS, as Grantor, to STEWART TITLE OF ISLAND COUNTY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for W.J. BRADLEY MORTGAGE CAPITAL CORP., AN OREGON CORPORATION, Beneficiary of the security instrument, its successors and assigns, recorded on October 30, 2009, as Instrument No. 200910300018, 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 \$212,226.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for W.J. BRADLEY MORTGAGE CAPITAL CORP., AN OREGON CORPORATION, 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., 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 November 23, 2015 as Auditor's File No. 201511230120 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 Main Entrance, Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273, a public place, on April 1, 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 April 1, 2016, 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 \$303,952.32, 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: April 5, 2016

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

By: Jessica Cimarusti, Authorized Signatory

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that JESSICA CIMARUSTI 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: 4/5/2016

Maggie Alon  
Notary Public in and for the State of Washington

Residing at King County

My Commission expires 04/10/2018

9/23/18  
(na)

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