

Skagit County Auditor \$126.00
5/25/2016 Page 1 of 4 11:13AM

Return Address:
HUD C/O NOVAD MANAGEMENT
CONSULTING LLC
2401 N.W. 23rd STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)
1. Foreclosure Deed _____ 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released: FHA #561-798-7024 and TS#15-13209-25
Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document
1. CIMARRON SERVICE CORP of NEVADA _____
2. _____
Additional names on page _____ of document.

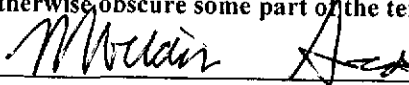
Grantee(s) Exactly as name(s) appear on document
1. THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.
2. _____
Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
LOT 17, "PLAT OF VISTA TOO DIV. NO. 1," AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGES 80 AND 81

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number: 4461-000-017-0005
Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."
 Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Recording Requested By:

When Recorded Mail to:
HUD C/O NOVAD MANAGEMENT
CONSULTING LLC
2401 N.W. 23RD STREET, SUITE 1A1
OKLAHOMA CITY, OK 73107

Mail tax statements to Above
~~SKAGIT COUNTY, WASHINGTON~~
FHIA# 2007024 REAL ESTATE EXCISE TAX TS#15-13209-25

THIS SPACE FOR RECORDER'S USE ONLY

20162069
MAY 25 2016

FORECLOSURE DEED

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

This Deed made this 11th day of March, 2016 by and between CIMARRON SERVICE CORP of NEVADA, Foreclosure Commission, ("Grantor") and **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C.** his/her Successors or Assigns ("Grantee").

WHEREAS, on 05/26/2004 certain Deed of Trust was executed by Marion A. Townsend and Ernestine A. Townsend, Husband and Wife, as Trustor/s. and Land Title Company of Skagit County, as Trustee in favor of Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB, as Beneficiary, and was recorded on Recorded on 06/01/2004 as Instrument No. 200406010198, in the office of the Skagit County, Washington Recorder; and

WHEREAS, 08/17/2009, as Instrument No. 200908170108, The Beneficial Interest in the Deed of Trust was Assigned to the SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., His/her Successors or Assigns (secretary); and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested, (1) on 02/01/2016, 02/18/2016: Marion A. Townsend, Ernestine A. Townsend, the owner/s of the property secured by the mortgage as shown by public record, to be liable for part of or all of the mortgage debt; and Skagit County Treasurer, City of Anacortes, Vista Too HOA, Department of Social and Health Services, the parties who have a lien on the property secured by the Mortgage; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was published in the Skagit Valley Herald on 02/18/2016, 02/25/2016 and 03/03/2016; and

WHEREAS, a copy of the Notice of Default and Foreclosure Sale was filed for record on 02/18/2016, as Instrument Book No. 201602180039, Official Records said Skagit County, Washington; and

WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on 03/11/2016, at which time **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, submitted the highest bid in the amount of \$178,376.87; and

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailor's Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells and conveys to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C.**, the following property located in the City of Anacortes, County of Kitsap, State of Washington described as: LOT 17, "PLAT OF VISTA TOO DIV. NO. I," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.


Commonly known as: 2408 Vista Lane, Anacortes, WA 98221

The Grantor does hereby grant and convey, but without covenant or warranty, express or implied to the grantee all right, title and interest in the above described property held by the Trustor or any other party claiming by, through, or under them on the date the Deed of Trust referred to the above was recorded and any interest acquired by any of them until the date of the foreclosure sale.

March 11, 2016

Foreclosure Commissioner:

CIMARRON SERVICE CORP of NEVADA
425 Mechem Drive
Ruidoso, NM 88345
Telephone No. (575) 808-8394
Facsimile No. (575) 808-8397



Cathey E. Latner, Vice President


State of: New Mexico
County of: Lincoln

On March 11, 2016, before me, **Clayton Latner** the undersigned Notary Public, in and for said County, personally appeared **Cathey E. Latner**, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that be his/her/their signature(s) on the instrument's the person(s) or the entity upon behalf of which the person(s) acted, and executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of New Mexico that the foregoing paragraph is true and correct.

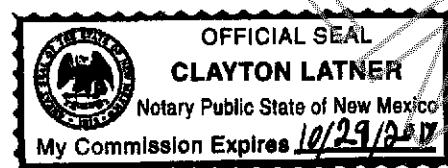
WITNESS MY HAND AND OFFICIAL SEAL

SEAL



Clayton Latner Notary's signature

My Commission Exp: 10/29/2017



This is to certify that the interest in real property conveyed by Deed or Grant Deed dated 03/11/2016 from Cimarron Trustee Services to THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns is hereby accepted pursuant to its authority and hereby consents to recordation thereof by its authorized officer/Agent.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D.C., his/her Successors or Assigns.

By: Cimarron Trustee Services, Commissioner for HUD



Cathey E. Latner,

Vice President