



201606140007

Skagit County Auditor

\$75.00

6/14/2016 Page

1 of

3 10:47AM

Filed for Record at Request of
Benjamin D. Petiprin, attorney at law

AND WHEN RECORDED TO:

Apple Equities, LLC and Veristone Fund I, LLC for security purposes only

13010 NE 20th St #200
Bellevue, WA 98005
2016.0616

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162409

JUN 14 2016

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

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 15-35906 Order No.: 150146263

TRUSTEE'S DEED

The GRANTOR, **Benjamin D. Petiprin, attorney at law**, 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: **Apple Equities, LLC and Veristone Fund I, LLC for security purposes only**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:
LOTS 20, 21 AND 22, BLOCK 1120, NORTHERN PACIFIC ADDITION TO ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT:

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22;
THENCE NORTH 69°41'51" EAST, ALONG THE NORTH LINE OF SAID LOT 22, FOR 40.00 FEET;
THENCE SOUTH 24°41'51" WEST, FOR 56.57 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 22;
THENCE NORTH 20°18'09" WEST ALONG SAID WEST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING.**

(ALSO KNOWN AS TRACT A OF SURVEY RECORDED JANUARY 20, 2005, UNDER AUDITOR'S FILE NO. 200501200092, RECORDS OF SKAGIT COUNTY, WASHINGTON).

SITUATED IN SKAGIT COUNTY, WASHINGTON
A.P.N. No.: 3809-120-022-0007

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 ANTHONY L MALO JR. AND CHRISTIANE T MALO, HUSBAND AND WIFE, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, and ABACUS MORTGAGE, INC as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary, dated 11/8/2007, recorded 11/15/2007, as Instrument No. 200711150113, in Book/Reel, Page/Frame, records 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 \$650,000.00 with interest thereon, according to the terms thereof, in favor of ABACUS MORTGAGE, INC as Lender, Mortgage Electronic Registration Systems, Inc. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED

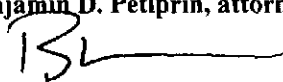
T.S. No. 15-35906

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. Specialized Loan Servicing LLC as servicer for and on behalf of Deutsche Bank National Trust Company, as Trustee for IndyMac INDA Mortgage Loan Trust 2007-AR9, Mortgage Pass-Through Certificates, Series 2007-AR9, 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, executed and recorded on **12/1/2015**, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201512010097**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on 4/1/2016 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 obligation secured by said Deed of Trust remaining unpaid, on **5/13/2016**, 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 **\$621,001.00**.

Date:

5-20-16

Benjamin D. Petiprin, attorney at law



TRUSTEE'S DEED

T.S. No. 15-35906

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 5/20/16 before me, **Barbara Mackenzie**, Notary Public personally appeared, **Benjamin D. Petiprin** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(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 by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Barbara Mackenzie

(Seal)

