



201607110134

Skagit County Auditor \$76.00
7/11/2016 Page 1 of 4 3:01PM

AFTER RECORDING RETURN TO:

Washington Federal F/K/A
Washington Federal Savings
425 Pike Street
Seattle, WA 98101

Patrick Dawson and Robin E. Dawson, 46777881

150228002

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 Washington Federal F/K/A Washington Federal Savings, GRANTEE, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): 340302-4-002-0500

Abbreviated Legal: PTN SW 1/4, 2-34-3 E W.M. AKA PTN B, SP 23-85

PARCEL "A":

TRACT "B" OF SHORT PLAT NO. 23-85, APPROVED SEPTEMBER 19, 1985, FLIED SEPTEMBER 20, 1985, UNDER AUDITOR'S FILE NO. 8509200002, IN VOLUME 7 OF SHORT PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. EXCEPT THEREFROM:

(A) THAT PORTION LYING SOUTHERLY OF THE SOUTHWESTERLY PROJECTION OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF TRACT "A" OF SAID SHORT PLAT WHICH IS 12 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT "A" AS MEASURED ALONG THE EAST LINE THEREOF; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID TRACT "A".

ALSO EXCEPT:

(B) BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A";

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2891

JUL 11 2016

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
VTF

TRUSTEE'S DEED - 1

Dawson, 46777881
WA-Trustee's Deed Lender

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 05 2016

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
VTF

THENCE SOUTHWESTERLY ALONG THE PROJECTION OF THE ABOVE DESCRIBED LINE TO A POINT 10 FEET WEST OF THE EAST LINE OF SAID TRACT "B"; THENCE NORTHWESTERLY TO THE MOST NORTHERLY CORNER OF SAID TRACT "B"; THENCE SOUTHERLY ALONG THE NORTHEASTERLY LINE OF SAID TRACT "B" TO THE POINT OF BEGINNING.

TOGETHER WITH THE NORTHWESTERLY ONE FOOT OF THAT PORTION OF SAID PREMISES LYING WITHIN A ONE FOOT STRIP CONTIGUOUS TO AND SOUTHERLY OF THE LINE DESCRIBED IN SUB-PARAGRAPH (A) ABOVE AND ITS SOUTHWESTERLY PROJECTION.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES OVER AND ACROSS THAT PORTION OF SAID TRACTS "A" AND "B", AND OVER AND ACROSS TRACT 1 OF SHORT PLAT NO.74-80, APPROVED JUNE 19, 1980 AND RECORDED UNDER AUDITOR'S FILE NO.8006190030, IN VOLUME 4 OF SHORT PLAT, PAGE 121, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF A LINE 10 FEET SOUTH OF AND PARALLEL TO THE LINE DESCRIBED IN SUBPARAGRAPH (A) ABOVE AND ITS SOUTHWESTERLY PROJECTION.

ALSO TOGETHER WITH NON-EXCLUSIVE RIGHTS OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS TRACT "E" OF SAID SHORT PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

AN UNDIVIDED 25% INTEREST IN TRACT "E" OF SHORT PLAT NO.23-85, APPROVED SEPTEMBER 19, 1985, FILED SEPTEMBER 20, 1985, UNDER AUDITOR'S FILE NO.8509200002. IN VOLUME 7 OF SHORT PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTH OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; EXCEPT THE FIVE FOLLOWING DESCRIBED PORTIONS THEREOF:

- (1) THE SOUTHEASTERLY 5 FEET OF THE NORTHEASTERLY 198 FEET THEREOF;
- (2) THE NORTHWESTERLY 5 FEET OF THE SOUTHEASTERLY 10 FEET OF THE NORTHEASTERLY 259.46 FEET THEREOF;
- (3) THE NORTHWESTERLY 5 FEET OF THE SOUTHEASTERLY 15 FEET OF THE NORTHEASTERLY 259.46 FEET THEREOF;
- (4) THAT CERTAIN 5 FOOT WIDE STRIP OF LAND LYING BETWEEN THE SOUTHWESTERLY EXTENSIONS OF THE NORTHWESTERLY AND SOUTHWESTERLY LINES OF EXCEPTION 3 HEREINABOVE;
- (5) THAT CERTAIN 5 FOOT WIDE STRIP OF LAND THE CENTERLINE OF WHICH RUNS BETWEEN THE MID-POINT ON THE SOUTHWESTERLY LINE OF EXCEPTION 2 HEREINABOVE AND THE EASTERLY MOST COMER OF TRACT "D" OF SAID SHORT PLAT

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOGETHER WITH THAT CERTAIN 60 X 28 FOOT 1998 MODULINE MANUFACTURED HOME BEARING VIN No. 1-7665 AND MORE FULLY DESCRIBED IN THAT CERTAIN TITLE ELIMINATION TO THE DEED OF TRUST FILED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON ON SEPTEMBER 11, 1998 UNDER RECORDING/AUDITOR'S NO 9809110086 BOOK 1868 PAGE 0352.

TRUSTEE'S DEED - 2

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 Patrick M Dawson and Robin E Dawson, Husband and Wife, as Grantor, to Washington Services, Inc., a Washington Corporation as Trustee, and Washington Federal Savings as Beneficiary, dated May 27, 2005 recorded June 2, 2005 under Recording No. 200506020041. Said Deed of Trust was modified on November 30, 2012 under Auditor's File No. .
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 March 14, 2016 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No.201603140109. An Amended Notice of Trustee's Sale was recorded on June 20, 2016 under Skagit County Auditor's Number 201606200103.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as 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 June 17, 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 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.

TRUSTEE'S DEED - 3

