

AFTER RECORDING RETURN TO:
NORTHERN HOLDINGS, LLC AND
EASTSIDE FUNDING LLC FOR
SECURITY PURPOSES ONLY
3933 LAKE WASHINGTON BLVD NE #100
Kirkland, Washington 98033



Skagit County Auditor \$75.00
2/3/2017 Page 1 of 3 12:33PM

150329858

Pedro Gomez and Anotnia Gomez, 46845880

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 NORTHERN HOLDINGS, LLC AND EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY, **GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P116484/ 4745-000-046-0000

Abbreviated Legal: LOT 46, ROSEWOOD PUD, PH. 1

Lot 46, "ROSEWOOD P.U.D. PHASE 1," as per plat recorded on February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

RECITALS: *NTS 201608250025*

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 Pedro L. Gomez, and Antonia Gomez, Husband and Wife, as Grantor, to Recon Trust Company, N.A. as Trustee, and Bank of America, N.A. as Beneficiary, dated March 21, 2014 recorded March 26, 2014 under Recording No. 201403260017.
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 Bank of

TRUSTEE'S DEED - 1

Gomez, 46845880
WA-Trustee's Deed Lender

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017458

FEB - 3 2017

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

America, N.A. 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. New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing 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 August 25, 2016 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201608250025.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at 10:00 AM at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on January 06, 2017 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.
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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on January 6, 2017, the date of sale, which was not less than 190 days

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before 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 \$182,701.00.

Dated: 1/31/2017

Weinstein & Riley, P.S.

By [Signature]
Daniel Ross, Director

State of Washington)

) ss:

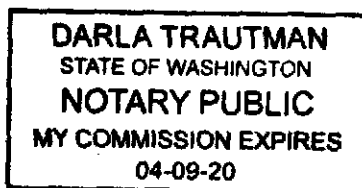
County of King)

On this 31st day of January, 2017 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Daniel Ross, Director of Weinstein & Riley, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.

[Signature]
Name: Darla Trautman

NOTARY PUBLIC in and for the State of
Washington at King County
My Appt. Exp. April 9, 2020



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Gomez, 46845880
WA-Trustee's Deed Lender