

**AFTER RECORDING RETURN TO:**  
**Dave Wattula and Eastside Funding LLC**  
**For security purposes only**  
**3933 Lake Washington Blvd. NE # 100**  
**Kirkland, WA 98033**



201702030116

Skagit County Auditor

\$75.00

2/3/2017 Page

1 of

3 12:33PM

130149834

Constant W Booth and Patricia A Booth, 46770204

**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 Dave Wattula 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):** P56155

Abbreviated Legal: LOT 10-12, BLK. 181, ANAC.

LOTS 10, 11 AND 12, BLOCK 181, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**RECITALS:**

NTB 201609020027

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 Patricia A. Booth a Married Woman, as Her Sole & Separate Property, as Grantor, to William L. Bishop, Jr. Bishop, Lynch & White P.S. as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Webster Bank, N.A. and its successors and assigns as Beneficiary, dated November 22, 2006 recorded November 29, 2006 under Recording No. 200611290175.

TRUSTEE'S DEED - 1

Booth, 46770204  
WA-Trustee's Deed Lender

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

2017457

FEB - 3 2017

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

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 Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Webster Bank, N.A. and its successors and assigns 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. The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-2CB, Mortgage Pass-Through Certificates, Series 2007-2CB 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 September 2, 2016 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201609020027.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as Sale Results, a public place on January 6, 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.

TRUSTEE'S DEED - 2

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 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 \$249,000.00.

Weinstein &amp; Riley, P.S.

On this 31 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.

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