



201703010057

Skagit County Auditor

\$74.00

3/1/2017 Page

1 of

2 3:52PM

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

SCOTT CARSON AND EASTSIDE FUNDING LLC FOR
SECURITY PURPOSES ONLY
c/o EASTSIDE FUNDING LLC
3933 LAKE WASHINGTON BLVD NE #100
KIRKLAND, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017800
MAR 01 2017

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MG Deputy

TS No: WA08000280-16-1

APN P51201 360531-3-003-0007

TO No.: 8640602

TRUSTEE'S DEED UPON SALE

THE GRANTOR, MTC Financial Inc. dba Trustee Corps, 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 **SCOTT CARSON AND EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

THOSE PORTIONS OF GOVERNMENT LOT 3 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 01°26'39" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 335.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°26'39" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1,077.96 FEET, THENCE NORTH 88°01'16" WEST ALONG A LINE WHICH IS DESCRIBED AS BEING THE SOUTH LINE OF THE NORTH 7/15TH OF THE SOUTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 1,981.77 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 3; THENCE SOUTH 01° 24'44" WEST ALONG SAID WEST LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 60.00 FEET TO A POINT WHICH BEARS NORTH 01°24'44" EAST A DISTANCE OF 28.99 FEET FROM THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 88°01'16" EAST A DISTANCE OF 1,241.68 FEET; THENCE SOUTH 01° 26'39" WEST A DISTANCE OF 1,018.12 FEET; THENCE SOUTH 88°02'02" EAST A DISTANCE OF 740.05 FEET TO THE TRUE POINT OF BEGINNING. (ALSO KNOWN AS TRACT C OF THAT RECORD OF SURVEY OF THE JAMIE LANNING PROPERTY SURVEY AS RECORDED DECEMBER 14, 1984, IN VOLUME 6 OF SURVEYS, PAGE 28, UNDER AUDITOR'S FILE NO. 8412140002, RECORDS OF SKAGIT COUNTY, WASHINGTON) EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 01°26'39" EAST, 300 FEET; THENCE EASTERLY 200 FEET PARALLEL WITH THE SOUTH LINE OF SAID TRACT TO THE BONNEVILLE TRANSMISSION LINE BOUNDARY; THENCE SOUTHERLY ALONG SAID BONNEVILLE BOUNDARY TO THE SOUTH LINE OF SAID TRACT; THENCE NORTH 88°02'02" WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P51201 360531-3-003-0007

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 dated December 17, 2012, executed by CHARLES L. BRAGG JR., AN UNMARRIED MAN., as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for PEOPLES BANK, Beneficiary of the security instrument, its successors and assigns, recorded on December 27, 2012, as Instrument No. 201212270098, of official records in the Office of the County Auditor 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 \$231,200.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for PEOPLES BANK, as original

Beneficiary 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 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. U.S. Bank National Association, 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, a "Notice of Trustee's Sale" of said property recorded on August 9, 2016 as Auditor's File No. 201608090047 in the Office of the Auditor of Skagit County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Main Entrance, Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273, a public place, on February 17, 2017 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.

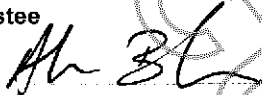
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 obligations secured by said Deed of Trust remaining unpaid, on February 17, 2017, 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 \$234,000.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: February 24, 2017

MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee

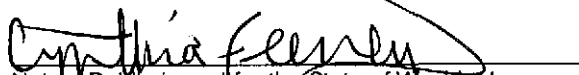


By: Alan Burton, Vice President

STATE OF WASHINGTON
COUNTY OF KING

I certify that I know or have satisfactory evidence that ALAN BURTON is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President for MTC Financial Inc. DBA Trustee Corps to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-24-17


Notary Public in and for the State of Washington
Residing at King County
My Commission expires 02/09/2018

Notary Public
State of Washington
CYNTHIA FEENEY
My Appointment Expires Feb 9, 2018