



Skagit County Auditor \$75.00
6/15/2017 Page 1 of 3 1:54PM

After Recording Return to:
North Cascade Trustee Services Inc.
901 Fifth Avenue, Suite 410
Seattle, Washington 98164

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017 2635
JUN 15 2017

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

File No.: 60267-02578-NJ-WA

TRUSTEE'S DEED

The GRANTOR, North Cascade Trustee Services Inc., as current Trustee under that Deed of Trust defined below, in consideration of the premises and payment received below, hereby grants and conveys, without representation or warranty, expressed or implied, to Bank of America N.A., Successor by Merger to BAC Home Loan Servicing, LP FKA Countrywide Home Loans Servicing, LP, as GRANTEE, all real property ("Property"), situated in the County of Skagit, State of Washington, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

A.P.N.: 4173-000-008-0302

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the current Trustee by that certain Deed of Trust between JOSE F GONZALEZ-PARTIDA and OLIVIA Y HERNANDEZ-ALVAREZ, Husband and Wife, as Grantor, to LANDSAFE TITLE OF WASHINGTON, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), solely as nominee for COUNTRYWIDE HOME LOANS, INC, as Beneficiary, dated October 29, 2007 and recorded November 2, 2007, under Auditor's No. 200711020026 of the official records in the office of the Recorder of Skagit County, Washington.
2. This Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) in the sum of \$212,135.00 with interest thereon, according to the terms thereof, and other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust referenced in paragraph one (1), as set forth in the Notice of Trustee's Sale described below, and the current Trustee having transmitted the Notice of Default to the required parties, and a copy of said Notice was posted or served in accordance with the law.
5. BANK OF AMERICA, N.A., being then the holder of the indebtedness secured by said Deed of Trust, delivered to the current Trustee a written request directing the Trustee to sell the Property in accordance with law and the terms of the Deed of Trust.
6. Because the defaults specified in the Notice of Default were not cured, the current Trustee, in accordance with the terms of the Deed of Trust, recorded on February 1, 2017 in the office of the Recorder for Skagit County, Washington, a Notice of Trustee's Sale of the Property as instrument no. 201702010036.
7. The current Trustee, in the Notice of Sale, fixed the place of sale as: Skagit County Superior Courthouse, main entrance, 205W. Kincaid Street, Mt. Vernon, WA 98273, a public place, at

10:00 AM, and in accordance with the law caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all person entitled thereto and either posted or served in compliance with the requirements of the relevant statutes; further the current Trustee caused a copy of said Notice of Trustee's Sale to be published in a legal newspaper in each county in which the Property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his/her successor in interest, a Notice of Foreclosure.

- 8. During the foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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. Because the defaults specified in the Notice of Trustee's Sale were not cured at least ten days prior to the date scheduled for the Trustee's sale and said obligation secured by said Deed of Trust remained unpaid, on June 9, 2017, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said GRANTEE, the highest bidder therefore, for the sum of \$197,580.00.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that Property was purchased in the context of a foreclosure, that the Trustee made not representations to Grantee concerning the Property and that the Trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: June 13, 2017 GRANTOR

North Cascade Trustee Services Inc.

By _____

Terence Jackson

State of Washington
County of King

I certify that I know or have satisfactory evidence that TERENCE JACKSON 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 authorized signatory of North Cascade Trustee Services Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/13/17

NOTARY PUBLIC in and for the State of Washington,
residing at Everett County of Snohomish

Jaclyn Templin
(printed or typed name)

My appointment expires: 12/29/2020



Order No: 110702

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of Lot 8, PLAT OF STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, and portion of vacated street adjoining, all being more particularly described as follows:

Commencing at the Northwest corner of said Lot 8;
thence South 89°59'45" East along the North line of said Lot 8 for a distance of 106.33 feet;
thence South 01°21'49" East for a distance of 154.04 feet to the true point of beginning;
thence continuing South 01°21'49" East for a distance of 35.00 feet;
thence North 89°59'45" West for a distance of 20.01 feet;
thence South 01°21'49" East for a distance of 100.04 feet to the South line of said Lot 8;
thence South 89°59'45" East along said South line for a distance of 93.20 feet to the East line of the Southwest Quarter of Section 19, Township 35 North, Range 5 East of the Willamette Meridian;
thence North 02°43'36" West along said East line for a distance of 135.16 feet to a point from which the true point of beginning bears North 89°59'45" West;
thence North 89°59'45" West for a distance of 69.98 feet to the true point of beginning;

EXCEPT the South 7.00 feet thereof.

Situate in Skagit County, Washington.