



201708170002

Skagit County Auditor

\$75.00

8/17/2017 Page

1 of

2 8:30AM

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173847  
AUG 16 2017

Amount Paid \$0  
Skagit Co. Treasurer

File No.: 60480-00413-NJ-WA

By HB Deputy

**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 IGOR DOVGALYUK AND EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY, as GRANTEE, all real property ("Property"), situated in the County of Skagit, State of Washington, described as follows:

LOT 19B, PLAT OF GARDEN MEADOW, DIVISION NO.2, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITORS FILE NO. 9140100033, IN VOLUME 14 OF PLATS, PAGE 202, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON. TAX ACCOUNT NO.:P100813

A.P.N.: P100813 and 4564-000-019-0100

**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 Bryan W Wright, as Grantor, to Fidelity National Title Company, a Washington Corporation, as Trustee, and Mortgage Electronic Registration Systems, Inc., solely as nominee for Guild Mortgage Company, a California Corporation, as Beneficiary, dated July 21, 2015 and recorded July 22, 2015, under Auditor's No. 201507220072 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 \$2,016,015.00 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. Alabama Housing Finance Authority, 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 March 23, 2017 in the office of the Recorder for Skagit County, Washington, a Notice of Trustee's Sale of the Property as instrument no. 201703230081.

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 August 4, 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 \$238,500.00.

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: August 10, 2017

GRANTOR  
North Cascade Trustee Services Inc.

By Lawrence Adriatico

Lawrence Adriatico

State of Washington  
County of King

I certify that I know or have satisfactory evidence that LAURENCE ADRIATICO 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: 8/10/17



Jaclyn Templin  
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