



201801040042

RECORDING REQUESTED BY:

Skagit County Auditor

\$75.00

1/4/2018 Page

1 of

2 11:57AM

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:Bank of America, N.A.
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX201857
JAN 04 2018Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

Land Title and Escrow

155768-S

TS No: WA07000193-16-1

APN 3404-190-224-0013/340419-0-227-0002

TO No.: 10-6-475728-02

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 **Bank of America, N.A.**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A": That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point 752.5 feet South and 222.5 feet West of the Northeast corner of said Lot 9; thence North 50 feet; thence West 192.5 feet, more or less, to the East line of First Street in the City of Mount Vernon; thence South along the East line of First Street, a distance of 50 feet; thence East to the point of beginning. Situate in the City of Mount Vernon, County of Skagit State of Washington. **PARCEL "B":** The North 1/2 of the following tract of land situate in Lot 9 of Section 19, Township 34 North, Range 4 East, W.M., to-wit: Beginning at a point 752.5 feet South and 222.5 feet West of the Northeast corner of said Lot 9; thence West 188.82 feet; thence South and parallel with the East line of said Lot 9, a distance of 41.5 feet to the dividing line between the North 46 rods and the South 34 rods of said Lot 9; thence North 86 Degrees 59' East 189.1 feet along said division line; thence North 51.6 feet to the point of beginning, all located in Mount Vernon, Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

APN: 3404-190-224-0013/340419-0-227-0002

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 January 10, 2008, executed by OLIVIA DELEON, as Grantor, to RECON TRUST COMPANY, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for COUNTRYWIDE BANK, FSB, Beneficiary of the security instrument, its successors and assigns, recorded on January 14, 2008, as Instrument No. 200801140134, and that said Deed of Trust was modified by Modification Agreement and recorded on May 20, 2013 as Instrument Number 201305200116 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 \$213,647.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for COUNTRYWIDE BANK, FSB, 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. Bank of America, N.A. SBM to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP, 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 November 28, 2016 as Auditor's File No. 201611280199 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 December 29, 2017 at 09:00 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 December 29, 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 \$205,800.00, 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: January 2, 2018

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: 1-2-18

Notary Public in and for the State of Washington

Residing at King County

My Commission expires 02/09/2018

