



201801160183

Skagit County Auditor

1/16/2018 Page

1 of

\$76.00

3 3:01PM

Filed for Record at Request of:

ROBERT KETCHUM and
EASTSIDE FUNDING, LLC
3927 Lake Washington Blvd. NE
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/83
JAN 16 2018

Amount Paid \$

Skagit Co. Treasurer

Deputy

Document Title:

Trustee's Deed

Grantor:

Eisenhower Carlson PLLC

Grantee:

Robert Ketchum; Eastside Funding LLC for Security Purposes Only

Legal Description:

Lot(s): 27 Block: ICAPE HORN ON THE SKAGIT DIV. 2

Reference Nos.:

200904060153; 201210170079; 201709140035

Tax Parcel Nos.:

P63306 / 3869-009-027-0004

TRUSTEE'S DEED

The Grantor, Eisenhower Carlson PLLC, the successor trustee under the Deed of Trust, as hereinafter particularly described, hereby grants and conveys, WITHOUT WARRANTY, WHERE IS, AS IS, to Robert Ketchum and Eastside Funding LLC for security purposes only, collectively "Grantee," that real property situated in the County of Skagit and legally described as follows:

Lot 27, Block I, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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 April 1, 2009 and recorded on April 6, 2009 with the Skagit County Auditor under Recording No. 200904060153, records of Skagit County (referred to herein as "Deed of Trust"), from Kevin Jarmin and Joann Jarmin, as Grantors, to Chicago Title and Escrow, as original Trustee, to secure an obligation in favor of Columbia State Bank, successor in interest to the FDIC as receiver for Summit Bank, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$400,000.00 with interest thereon, according to the terms thereof, in favor of Columbia State Bank, as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Summit Bank (f/k/a State Bank of Concrete), 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 the real property conveyed herein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and covenants of the Grantor, as set forth in the 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 upon the premises in accordance with law.

5. Columbia State Bank being then the holder of the indebtedness secured by said Deed of Trust, delivered to said trustee a request directing said trustee to sell the described property in accordance with law and under the terms of said Deed of Trust.

6. The default specified in the "Notice of Default" not having been cured, the trustee, in compliance with the terms of said Deed of Trust, executed on September 11, 2017, and recorded on September 14, 2017, in the Office of the Auditor for Skagit County Washington, a "Notice of Trustee's Sale" of said property as No. 201709140035.

7. The trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, Washington, a public place, at 10:00 a.m. on December 22, 2017, pursuant to RCW 61.24.040(6) and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all other persons entitled thereto and posted on the premises ninety 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 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 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.

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 by Chapter 61.24 RCW.

10. This Trustee's Deed is subject to any applicable redemption rights afforded the United States under federal law.

11. The default specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date for Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on December 22, 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 \$196,202.00.

DATED this 9th day January, 2018.

EISENHOWER CARLSON PLLC
Successor Trustee

By: 

Darren R. Krattli, Member

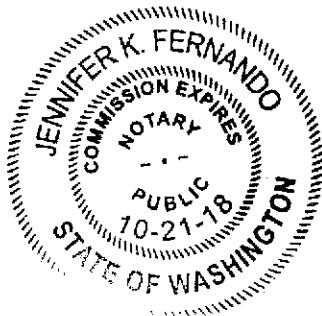
Address: 1201 Pacific Avenue, Suite 1200
Tacoma, WA 98402

Phone: (253) 572-4500

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

I certify that I know or have satisfactory evidence Darren R. Krattli is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the member of Eisenhower Carlson PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 9th day January, 2018.




Name: Jennifer Fernando

Notary Public in and for the State of
Washington, residing at: Edgewood

My Appointment Expires: 10/21/2018