

**AFTER RECORDING RETURN TO:**

CRMA Investments LLC  
Eastside Funding LLC  
3927 Lake Washington Blvd NE  
Kirkland, WA 98033



201802080077

Skagit County Auditor

\$77.00

2/8/2018 Page

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3:01PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018496  
FEB 08 2018

AFC NO. 17-120678

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**TRUSTEE'S DEED**

The GRANTOR, AZTEC FORECLOSURE CORPORATION OF WASHINGTON, 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 CRMA Investments LLC and Eastside Funding LLC, for security purposes only, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE EXHIBIT 'A'

Tax Parcel No.: P123078

PTN LOT 2 DEITER'S ACREAGE, (AKA LOT 1 SP #PL03-0572)

**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 between Debbie L Dixon, Unmarried, as Grantor, to Land Title Company as Trustee, and JPMorgan Chase Bank, N.A., as Beneficiary, dated September 19, 2008, recorded September 24, 2008, as No. 200809240057, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$216,306.00 with interest thereon, according to the terms thereof, in favor of JPMorgan Chase Bank, N.A., 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 made 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. CARRINGTON MORTGAGE SERVICES, LLC, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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, executed and on September 22, 2017, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 201709220121.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Main Entrance, Mount Vernon, WA, a public place at 9:00 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 in compliance with the requirements of RCW 61.24.031 and RCW 61.24.040; 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 the sale and once between the fourteenth and seventh day before the date of 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 to or 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 the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on January 26, 2018, 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 herein above described, for the sum of \$178,081.00.

11. 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 the Property was purchased in the context of a foreclosure and that the current Trustee made no representations to GRANTEE concerning the Property and that the current Trustee owned 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: February 5<sup>th</sup> 2018

AZTEC FORECLOSURE CORPORATION OF WASHINGTON

By: Inna D. Zagariya

Inna D. Zagariya, Vice President

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF CLARK )

The foregoing instrument was acknowledged before me this 5 day of February 2018, by Inna D. Zagariya on behalf of Aztec Foreclosure Corporation of Washington.



Notary Public  
My Commission Expires: 10/6/2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 1, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

EXCEPT that portion lying within the following:

A parcel of land situated in the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington; thence South  $89^{\circ}52'30''$  East a distance of 327.88 feet along the North line of Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington; thence South  $02^{\circ}48'43''$  East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, "Deiter's Acreage"; thence South  $89^{\circ}52'30''$  East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF# 200507200114 records of Skagit County, Washington; thence South  $89^{\circ}52'30''$  East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572; thence South  $02^{\circ}38'55''$  East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572; thence North  $89^{\circ}45'10''$  West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572; thence North  $02^{\circ}48'10''$  West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situate in the County of Skagit, State of Washington.