

WHEN RECORDED MAIL TO:
WELLS FARGO BANK N.A.
1 Home Campus X2504-017
Customer Service
Des Moines, IA 50328

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018791
FEB 28 2018

Amount Paid \$0
Skagit Co. Treasurer

Skagit County Auditor
2/28/2018 Page

201802280140
1 of 4 3:23PM \$77.00

GUARDIAN NORTHWEST TITLE CO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: WA-17-79305-SH

Title Order No.: 8712568

Trutor: MICHAEL W FORD AND PAMELA J FORD, HUSBAND AND WIFE

Deed of Trust Instrument/Reference No.: 200711300077

Deed of Trust book/page (if applicable):

Notice of Sale Instrument/Reference No.: 201710120146

114636
FATICO submits this document for
recording as a courtesy for physical
convenience only. FATICO has not
examined this document for its validity,
sufficiency, or effect, if any, upon title to
the real property described herein.

TRUSTEE'S DEED UPON SALE

A.P.N.: P41483 / 350617-0-142-0003

TRANSFER TAX: \$0.00

The GRANTOR, QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as current Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Successor Trustee) under that Deed of Trust in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, all right title and interest to Wells Fargo Bank, NA, as GRANTEE, to all real property (the "Property"), situated in the County of SKAGIT, State of Washington, described as follows:

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows: That portion of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows: Beginning at a point 873 feet North and 224 feet East of the Southwest corner of said Northwest 1/4 of the Northeast 1/4; running thence East 66 feet; thence North to Puget Sound and Baker River Railway right of way; thence in a Westerly direction along said right of way to a point directly North of the point of beginning; thence South to the point of beginning; TOGETHER WITH the following described parcel: Beginning at the Southeast corner of the parcel described in Statutory Warranty Deed to Richard F. Lloyd and Donna M. Lloyd filed under Auditor's File No. 8409280055 in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M. according to the survey thereof filed under Auditor's File No. 199909100029; thence North 02 degrees 03' 18" East along the East line thereof, a distance of 174.46 feet to the Northeast corner thereof; thence Easterly and Southerly along an existing fence line through the following seven courses: South 73 degrees 41' 06" East, a distance of 15.95 feet; thence South 01 degree 19' 19" East, a distance of 31.74 feet; thence South 03 degrees 50' 56" East, a distance of 17.99 feet; thence South 03 degrees 15' 09" East, a distance of 60.14 feet; thence South 05 degrees 18' 34" West, a distance of 10.40 feet; thence South 01 degree 52' 12" West, a distance of 15.97 feet; thence South 01 degree 58' 04" East, a distance of 31.77 feet to the end of said existing fence; thence South 02 degrees 52' 28" West, a distance of 3.40

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feet to the Easterly projection of the South line of said Lloyd Parcel; thence North 87 degrees 07' 32" West along said projection, a distance of 26.38 feet to the point of beginning of this description.

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 **MICHAEL W FORD AND PAMELA J FORD, HUSBAND AND WIFE**, as original Grantor, to **NORTHWEST TRUSTEE SERVICES LLC**, as original trustee, and **WELLS FARGO BANK, N.A.**, as original Beneficiary, dated **11/26/2007** and recorded **11/30/2007** as **Instrument No. 200711300077** of the Official Records in the office of the Recorder of **SKAGIT**, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of **\$153,769.00** 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 current Trustee has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. That a Default 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 that the Trustee of record, transmitted the Notice of Default to the required parties, and that a copy of said Notice was posted or served in accordance with law.
5. The current Trustee has been instructed to exercise the power of sale in accordance with and under the relevant terms of the above referenced Deed of Trust and the Washington Deed of Trust Act.
6. That because the defaults specified in the "Notice of Default" were not cured, the Trustee of record, in compliance with the terms of the Deed of Trust, recorded on **10/12/2017** in the **SKAGIT** County, Washington recorder's Office, a "Notice of Trustee's Sale" of the Property as instrument no. **201710120146**.
7. The Trustee of record fixed the place of sale as: **At the Main Entrance to the Skagit County Courthouse, located at 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273**, in the State of Washington, a public place, at **9:00 A.M.** In accordance with the 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 the statutory minimum number of days before the final sale; further, the Trustee of record 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 the sale, and once between the fourteenth and the seventh day before the date of the sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure."
8. During 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. That 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 **2/23/2018**, 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 the foreclosing beneficiary, the highest bidder therefore, as a credit bid for the sum of **\$131,040.00**. The foreclosing beneficiary instructed the GRANTOR to vest this Trustee's Deed into GRANTEE.

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, that the current Trustee made no representations to GRANTEE concerning the Property and that the current 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.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as GRANTOR, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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Date:

2/26/18

QUALITY LOAN SERVICE CORPORATION OF
WASHINGTON

Janice Stavee

By: Janice Stavee, Assistant Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: Washington

County of: King

Chelsea Bonds

On 2/26/2018 before me, _____ a notary public, personally appeared Janice Stavee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Chelsea Bonds
Signature

Chelsea Bonds

