

RECORDING REQUESTED BY:



201803130110

Skagit County Auditor

\$75.00

3/13/2018 Page

1 of

2 3:35PM

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

MICHAEL SNITKO AND EASTSIDE FUNDING, LLC FOR  
SECURITY PURPOSES ONLY  
c/o EASTSIDE FUNDING LLC  
3927 LAKE WASHINGTON BLVD NE #100  
KIRKLAND, WA 98033

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 973  
MAR 13 2018

Amount Paid \$  
By Skagit Co. Treasurer

TS No: WA07000401-16-2

APN 3989-001-013-0507 (P68644) Deputy

TO No.: 8682052

### 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 **MICHAEL SNITKO AND EASTSIDE FUNDING, LLC FOR SECURITY PURPOSES ONLY**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A" THAT PORTION OF TRACT 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 13, 300 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 13; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, WHICH, IF EXTENDED, WOULD INTERSECT THE SOUTH LINE OF SAID TRACT AT A POINT 300 FEET WEST OF ITS SOUTHEAST CORNER, TO THE EASTERLY LINE OF THE STATE HIGHWAY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID HIGHWAY TO A POINT THAT IS 237 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE FIRST DESCRIBED LINE; THENCE NORTHEASTERLY PARALLEL WITH THE FIRST DESCRIBED LINE TO THE EAST LINE OF SAID TRACT 13; THENCE SOUTH TO THE POINT OF BEGINNING; EXCEPT ROADS, AND EXCEPT THE SOUTHEASTERLY 137 FEET THEREOF; THE NORTH LINE OF SAID SOUTHEASTERLY 137 FEET BEING PARALLEL WITH THE FIRST DESCRIBED LINE.  
PARCEL "B": THAT PORTION OF TRACT 13, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 69, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 13, 300 FEET NORTH OF ITS SOUTHEAST CORNER; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, WHICH, IF EXTENDED, WOULD INTERSECT THE SOUTH LINE OF SAID TRACT AT A POINT 300 FEET WEST OF ITS SOUTHEAST CORNER, TO THE EASTERLY LINE OF THE STATE HIGHWAY; THENCE NORTHWESTERLY ALONG SAID HIGHWAY TO A POINT THAT IS 237 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE FIRST DESCRIBED LINE, WHICH IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING RUN NORTHWESTERLY ALONG SAID HIGHWAY LINE 6 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE FIRST DESCRIBED LINE TO THE EAST LINE OF SAID TRACT 13; THENCE SOUTH TO A POINT THAT IS 237 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FORM THE FIRST DESCRIBED LINE, IF SAID LINE WERE PRODUCED EASTERLY; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

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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 May 20, 2009, executed by OTIS C. GEORGE, AN UNMARRIED MAN AND BELERMINA KIDD, AN UNMARRIED WOMAN, as Grantor, to NORTHWEST TRUSTEE SERVICES, INC, as Trustee, in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, as original Beneficiary, recorded on May 26, 2009, as Instrument No. 200905260246, and re-recorded on January 25, 2013, as Instrument No. 201301250091, 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 \$367,500.00 with interest thereon, according to the terms thereof, in favor of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, 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., 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 October 27, 2017 as Auditor's File No. 201710270127 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 at main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on March 2, 2018 at 10:00 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.

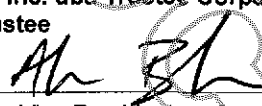
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 March 2, 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 hereinabove described, for the sum of \$245,001.00, 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: March 7, 2018

MTC Financial Inc. dba Trustee Corps, as Duly Appointed  
Successor Trustee

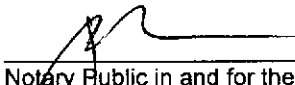


By: Alan Burton, Vice President

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: 3/7/2018

  
Notary Public in and for the State of Washington  
Residing at King County  
My Commission expires 4/4/2019

Notary Public  
State of Washington  
PATRICK LYNCH  
My Appointment Expires Apr 4, 2019