

AFTER RECORDING RETURN TO:

Select Buys LLC and Eastside Funding
LLC, for security purposes only
3927 Lake Washington Blvd NE
Kirkland, WA 98033



201807190070

07/19/2018 03:37 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180713
JUL 19 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By *BS* Deputy

AFC NO. 17-121681

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 Select Buys 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:

Lot 15, Plat of Cedarwood according to the Plat thereof recorded in Volume 15 of Plats, Pages 10 and 11, records of Skagit County, Washington. Situated in Skagit County, Washington.

Tax Parcel No.: 4567-000-015-0004

Lot 15, Cedarwood

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 David P Meritt, a single person, as Grantor, to Northwest Trustee Services LLC as Trustee, and Wells Fargo Bank, NA, as Beneficiary, dated May 28, 2013, recorded June 7, 2013, as No. 201306070018, 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 \$152,775.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, NA, 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. Wells Fargo Bank, NA, 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 February 27, 2018, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 201802270046.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA, a public place 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 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 July 6, 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 \$352,000.00.
- 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: July 11th 2018

AZTEC FORECLOSURE CORPORATION OF WASHINGTON

By: Tierney Butler
Tierney Butler, Asst. V.P./Assistant Secretary

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 16th day of July, 2018, by Tierney Butler on behalf of Aztec Foreclosure Corporation of Washington.

[Signature]
Notary Public
My Commission Expires: 3.12.22

NOTARY PUBLIC
STATE OF WASHINGTON
NATALIE TARAS
MY COMMISSION EXPIRES
MARCH 12, 2022