

201807200106

07/20/2018 02:22 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
AFC No. 17-120279

Document Title: Trustee's Deed

GUARDIAN NORTHWEST TITLE CO.

113644

Reference number of document: 200806160147

Borrower: Richard S. Rude and Sandra M Rude

Grantor: Aztec Foreclosure Corporation of Washington

Grantee: Carrington Mortgage Services, LLC

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183195

JUL 20 2018

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

Abbreviated Legal:

SEC 16, TWN 34 North, RNG 4 East; PTN SE NE (AKA Lot 1 SP-MV-4-82)

Assessor's Parcel number:
340416-0-022-0416, P24936

Complete Legal Description:

Lot 1, Mount Vernon Short Plat No. MV 4-82, approved August 3, 1982 and recorded September 28, 1982 in Book 6 of Short Plats, page 13, under Auditor's File No. 8209280001, records of Skagit County, Washington; being a portion of Tract "B" of Mount Vernon Short Plat No. MV 6-77, a portion of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tract "A" of Short Plat No. MV 6-77, as said easement is set forth in document recorded under Auditor's File No. 8207120030, records of Skagit county, Washington; ALSO TOGETHER WITH a non-exclusive easement for road and utilities over and across the Southerly 60 feet of Lot 2 of said Short Plat No. MV 4-82.

AFTER RECORDING RETURN TO:
Carrington Mortgage Services, LLC
1600 South Douglass Road
Suite 200-A
Anaheim, California 92806

FATICO submits this document for recordation 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.

AFC No. 17-120279

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 Carrington Mortgage Services, LLC, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 1, Mount Vernon Short Plat No. MV 4-82, approved August 3, 1982 and recorded September 28, 1982 in Book 6 of Short Plats, page 13, under Auditor's File No. 8209280001, records of Skagit County, Washington; being a portion of Tract "B" of Mount Vernon Short Plat No. MV 6-77, a portion of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 34 North, Range 4 East, W.M.; TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 60 feet of Tract "A" of Short Plat No. MV 6-77, as said easement is set forth in document recorded under Auditor's File No. 8207120030, records of Skagit county, Washington; ALSO TOGETHER WITH a non-exclusive easement for road and utilities over and across the Southerly 60 feet of Lot 2 of said Short Plat No. MV 4-82.

Abbrev. Legal: SEC 16, TWN 34 North, RNG 4 East; PTN SE NE (AKA Lot 1 SP-MV-4-82)
Tax Parcel No.: 340416-0-022-0416, P24936

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 Richard S. Rude and Sandra M Rude, as Grantors, to Guardian Northwest Title & Escrow as Trustee, and Mortgage Electronic Registration System, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp. its successors and assigns, as Beneficiary, dated June 10, 2008, recorded June 16, 2008, as Instrument No. 200806160147 records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$210,105.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration System, Inc.

as nominee for Taylor, Bean & Whitaker Mortgage Corp. its successors and assigns, 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, then being 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 16, 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. 201802160114.
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 AKA 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 June 22, 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 \$210,000.00.

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 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.

DATED this 11th day of July, 2018.

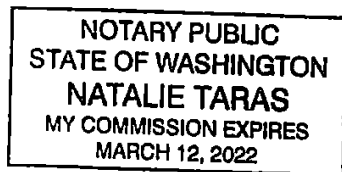
AZTEC FORECLOSURE CORPORATION OF
WASHINGTON

By: 

Inna D. Zagariya, Vice President

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 11th day of July, 2018,
by Inna D. Zagariya on behalf of Aztec Foreclosure Corporation of Washington.




Notary Public

My Commission Expires: 3.12.22