

**201808150066**08/15/2018 03:36 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

RECORDING REQUESTED BY:

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:KELLER HOMES, LLC AND EASTSIDE FUNDING, LLC
FOR SECURITY PURPOSES ONLY
c/o Eastside Funding, LLC
3927 Lake Washington Blvd NE
Kirkland, WA 98033SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX20183605
AUG 15 2018Amount Paid \$
Skagit Co. Treasurer
By Deputy

TS No: WA05000164-17-1

APN P38006

TO No.: 97108712

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 KELLER HOMES, 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:

THAT PORTION OF THE EAST 435 FEET OF THE WEST 635 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 635 FEET; THENCE SOUTH 89°55' WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 154.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55' WEST ALONG SAID NORTH LINE, 94.01 FEET; THENCE SOUTH 04°09'21" WEST PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, OF THE SOUTHWEST 1/4, 130.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 130 FEET OF SAID SOUTHWEST 1/4, AS MEASURED AT RIGHT ANGLES; THENCE NORTH 89°55' EAST ALONG SAID SOUTH LINE, 94.01 FEET; THENCE NORTH 04°09'21" EAST, 130.36 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE NORTH 25 FEET THEREOF FOR COUNTY ROAD (ALSO KNOWN AS TRACT B OF SKAGIT COUNTY SHORT PLAT NO. 13-73, APPROVED APRIL 20, 1973.) SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P38006

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 August 8, 2008, executed by TYNDEL W. BAXTER AND JUDITH A. BAXTER, HUSBAND AND WIFE, 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 August 14, 2008, as Instrument No. 200808140077, 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 \$390,000.00 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. Nationstar Mortgage LLC DBA Champion Mortgage Company, 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 March 28, 2018 as Auditor's File No. 201803280076 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 August 3, 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.

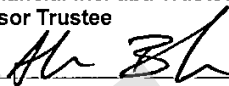
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 August 3, 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 \$227,381.16, 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: August 9, 2018

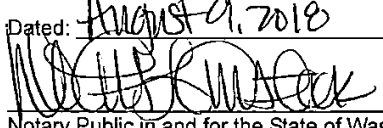
MTC Financial Inc. dba Trustee Corps, as Duly Appointed
Successor Trustee


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: August 9, 2018


Notary Public in and for the State of Washington

Residing at King County

My Commission expires Feb 16, 2021

DOLORES L. COMSTOCK
Notary Public
State of Washington
My Appointment Expires
Feb 16, 2021