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Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4929
NOV 07 2018

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

Filed for record at the request of:
Real Estate Management Corporation
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: TRUSTEE'S DEED
RELATED DOC.: DEED OF TRUST (AF #200412210062)
NOTICE OF TRUSTEE'S SALE (AF #201806200066)
GRANTOR: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: CLARION HOLDINGS, LLC
LEGAL DESC.: Section 23, Township 35, Range 4; Ptn. S 1/2 NE (aka Lot 22, Sedro-Woolley
BSP SW-01-093)
TAX PARCEL NO.: 8003-111-022-0001 (P37346)

TRUSTEE'S DEED

The Grantor, Real Estate Management Corporation, a Washington Corporation, as Successor 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 CLARION HOLDINGS, LLC, a State of Washington Limited Liability Company, GRANTEE, all of the right, title and interest of JUDITH A. HOWARD, f/k/a JUDITH A. DISS, in and to that real property, situated in the County of Skagit and described as follows:

Lot 22 of City of Sedro-Woolley Binding Site Plan of Sunset Industrial Park No. SW-01-93, approved June 9, 1994, and recorded June 10, 1994, in Volume 11 of Short Plats, pages 83 and 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the South 1/2 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Skagit County Assessor's Parcel No. 8003-111-022-0001 (P37346)

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 recorded under Auditor's File No. 200412210062, records of Skagit County, Washington, from TIMOTHY M. HOWARD and JUDITH A. DISS,

now known as JUDITH A. HOWARD, as Grantors, to ISLAND TITLE COMPANY, a Washington corporation, as Trustee, to secure an obligation in favor WHIDBEY ISLAND BANK, Beneficiary, the beneficial interest in which was subsequently assigned to CASCADIA HOLDINGS, LLC, Successor Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory note in the original sum of \$200,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiary, and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, as set forth in the 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 successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holder of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell all of the right, title and interest of JUDITH A. HOWARD, f/k/a JUDITH A. DISS, in and to that real property described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Grantor said property under Auditor's File No. 201806200066.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at the Skagit County Courthouse lobby, in the City of Mount Vernon, Washington, a public place, on September 21, 2018, at 10:00 o'clock a.m. In accordance with law the Trustee 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 twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or her 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 21, 2018, the date of the 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

