

Filed for Record at Request of

AND WHEN RECORDED TO:  
**MARGIT OLSOE TRUST**  
**1005 Rita 216**  
**Sedro Woolley, WA 98284**



**201812030175**

12/03/2018 01:09 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **065747-WA** TSG Order No.: **180016960** APN: #: **P37787**

### TRUSTEE'S DEED

The GRANTOR, **CLEAR RECON CORP, A WASHINGTON CORPORATION**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: **MARGIT OLSOE TRUST**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD WHICH RUNS ALONG THE WEST SIDE OF SAID SUBDIVISION, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

A.P.N. No.: **P37787**

#### 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 TERRY A. ARNES AND SUWANNEE ARNES, HUSBAND AND WIFE AS JOINT TENANTS, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GREEN TREE SERVICING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS., as Beneficiary, dated 5/15/2015, recorded 6/18/2015, as Instrument No. 201506180077, ,, records 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 \$105,400.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GREEN TREE SERVICING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, 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 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. DITECH FINANCIAL LLC, 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.

T.S. No.: **065747-WA**  
**GREEN**

CRC TDUS 04172014

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 on **7/11/2018**, in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201807110075**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, AT THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 205 W. KINCAID ST. (3RD & KINCAID ST.), MOUNT VERNON, WA 98273, a public place, on 11/16/2018 at 9:00 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 obligation secured by said Deed of Trust remaining unpaid, on **11/16/2018**, 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 **\$138,000.00**, 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.

Date: 11/19/18

CLEAR RECON CORP, A WASHINGTON CORPORATION

CHRISTINE DANKS  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

20185266  
 DEC - 3 2018

Amount Paid \$ 0  
 Skagit Co. Treasurer  
 By HB Deputy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

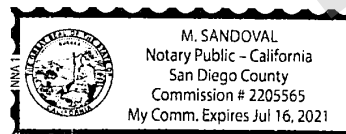
State of CALIFORNIA) ss.  
 County of SAN DIEGO)

On NOV 19 2018, before me, M. Sandoval, a Notary Public in and for said County, personally appeared, CHRISTINE DANKS who or proved to me on the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SIGNATURE M. Sandoval



T.S. No.: **065747-WA**  
 GREEN

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**Exhibit "A"**

Real property in the City of **SEDRO WOOLLEY**, County of **SKAGIT**, State of **Washington**, described as follows:

**THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD WHICH RUNS ALONG THE WEST SIDE OF SAID SUBDIVISION, WHICH IS 849.5 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST 185 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 35 FEET, MORE OR LESS, TO THE WEST BANK OF THE OLD SLOUGH; THENCE IN A NORTHERLY DIRECTION ALONG THE WEST BANK OF THE OLD SLOUGH TO A POINT WHICH IS 108.40 FEET SOUTH OF THE SOUTHEAST CORNER OF TRACT 11 OF METCALF'S ADDITION, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 41, RECORDS OF SKAGIT COUNTY; THENCE SOUTH 89° 42' 10" WEST 160.9 FEET; THENCE NORTH 0° 17' 40" WEST 12 FEET; THENCE SOUTH 89° 42' 20" WEST 178.8 FEET TO THE EAST LINE OF THE COUNTY ROAD; THENCE SOUTH ALONG THE EAST LINE OF THE COUNTY ROAD WHICH RUNS ALONG THE WEST SIDE OF SAID GOVERNMENT LOT 1 TO A POINT WHICH IS 1150.5 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE EAST 185 FEET; THENCE SOUTH 301 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION OF SAID PREMISES, IF ANY, LYING WITHIN THOSE PREMISES CONVEYED TO CLARENCE C. CUMMINGS ET UX, BY DEED DATED NOV. 19, 1957, FILED NOV. 20, 1957, AS FILE NO. 558668 AND RECORDED IN VOLUME 290 OF DEEDS, PAGE 684;**