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08/30/2019 10:49 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Claus Brothers LLC
15193 Doris St
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193748
AUG 30 2019

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

AFC NO. 18-123256

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 Claus Brothers LLC, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOTS 5 AND C AND THE NORTH 10 FEET, 8 INCHES OF LOT D, ALL IN BLOCK 13, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Parcel No.: 4166-013-015-0008

Lots 5, C and a Ptn of Lot D, Block 13, Replat of Junction Addn. to Sedro

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 Mishelle M Pickard, as her separate property, as Grantor, to Landsafe Title of Washington as Trustee, and Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., Its successors and assigns, as Beneficiary, dated June 22, 2007, recorded July 2, 2007, as No. 200707020145, 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 \$198,500.00 with interest thereon,

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according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., 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.

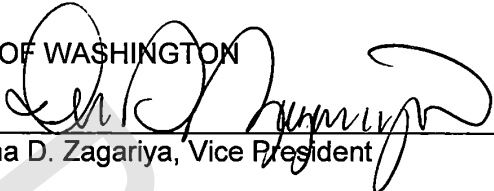
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the 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. THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, 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 December 7, 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. 201812070049.
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.

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- 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 August 2, 2019, 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 \$110,000.00.
- 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: August 13th 2019

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 13 day of August, 2019, by Inna D. Zagariya on behalf of Aztec Foreclosure Corporation of Washington.


Notary Public
My Commission Expires: 10/6/2020

KIRA LYNCH
Notary Public
State of Washington
My Commission Expires
October 06, 2020