

201910240046

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Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4650
OCT 24 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By *BL* 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
GRANTOR: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: PUGET SOUND INVESTORS, LLC
LEGAL DESC.: SECTION 24, TOWNSHIP 36, RANGE 4; PTN. NW NW
TAX PARCEL NO: P49815 / 3604200140000

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 PUGET SOUND INVESTORS, LLC, a State of Washington Limited Liability Company, GRANTEE, that real property, situated in the County of Skagit, and described as follows:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

Commencing at a point on the East side of the Wickersham County Road where it intersects the North line of said Section; thence Southerly along the East line of the County Road right-of-way, 120 feet to the place of beginning; thence East on a line parallel with the North section line of said Section 24, 73 feet; thence in a Southerly direction 108 feet to a point 67 feet East of the East line of the County Road right-of-way; thence West 67 feet; thence Northerly along County Road, 119 feet to the place of beginning.

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 January 16, 2008, under Auditor's File

No. 200801160044, records of Skagit County, Washington, from HENRY G. YORK and KEVIN L. BROCK, AS GRANTORS, to GUARDIAN NORTHWEST TITLE AND ESCROW COMPANY, a Washington Corporation, as TRUSTEE, to secure an obligation in favor of JOSEPH P. SOUZA, as 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 \$91,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, 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 her successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the 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 said property under Auditor's File No. 201609080035.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse at 205 W. Kincaid St., in the City of Mount Vernon, State of Washington, a public place, on November 11, 2016, at 10:00 o'clock a.m., 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 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 his successor in interest, a "Notice of Foreclosure" in substantially the statutory form. The time of sale was thereafter postponed to November 14, 2016, at 10:00 o'clock a.m. at the Skagit County Courthouse in the City of Mount Vernon, State of Washington.

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 November 14, 2016, 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 said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$75,000.00.

Dated this 17th day of October, 2019.

REAL ESTATE MANAGEMENT CORPORATION

By: Kent Haberly
Kent Haberly, President

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 17th day of October, 2019.

Marinat Ball
NOTARY PUBLIC in and for the State of
Washington, residing at Bellingham.
My appointment expires June 16, 2021

