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
06/08/2022 10:57 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING RETURN TO:

Mike Kooy Properties LLC and
Eastside Funding LLC for Security Purposes Only
3927 Lake Washington BLVD NE
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2376
JUN 08 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

AFC No. 18-122782

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 Mike Kooy Properties 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:

PARCEL "A": LOT 19 AND THAT PORTION OF LOT 13, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 6°22'25" WEST, ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 40.06 FEET; THENCE WEST A DISTANCE OF 80 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 26 OF SAID "ASSESSOR'S PLAT OF HERMWAY HEIGHTS"; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 26, A DISTANCE OF 40 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE EAST ALONG SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B": LOT 26, "ASSESSOR'S PLAT OF HERMWAY HEIGHTS", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbrev. Legal: LT 19 AND PT OF 13 HERMWAY HTS
Tax Parcel No.: P65667, P65674

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 Roberta J. Smith and James N. Smith, wife and husband, as Grantors, to PRLAP, INC. as Trustee, and Bank of America,

N.A., as Beneficiary, dated October 1, 2004, recorded October 6, 2004, as Instrument No. 200410060055 records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$151,200.00 with interest thereon, according to the terms thereof, in favor of Bank of America, N.A., 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. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, then being 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 January 13, 2022, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 202201130028.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance of the Skagit County Courthouse, 205 W. Kincaid Street (3rd & Kincaid Street), 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.
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 May 20, 2022, 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 \$300,000.00.

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 owed 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 this 1st day of June, 2022.

AZTEC FORECLOSURE CORPORATION OF
WASHINGTON

By: 

Inna D. Zagariya, President

STATE OF WASHINGTON)
) SS.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 1st day of June, 2022, by Inna D. Zagariya on behalf of Aztec Foreclosure Corporation of Washington.


Notary Public

My Commission Expires: July 12, 2023

