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03/24/2023 02:34 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

RECORDING REQUESTED BY:

John Myrtakis

WHEN RECORDED MAIL DEED  
AND TAX STATEMENT TO:

Jamke  
1562 Tully Rd.  
Modesto, CA. 95350

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20235913  
MAR 24 2023

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

TS No: WA08000013-22-1

APN P64379

TO No.: 220109931

**TRUSTEE'S DEED UPON SALE**

THE GRANTOR, MTC Financial Inc dba Trustee Corps, 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 **JAMKE, A CALIFORNIA PARTNERSHIP, GRANTEE**, that real property, situated in the County of Skagit, State of Washington, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: **P64379**

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 dated August 18, 2005, executed by KELLY STEPHENSON, AS HER SEPARATE PROPERTY AND DONALD E MCRAE, HER SPOUSE, as Grantor, to LAND TITLE COMPANY, as Trustee, in favor of HOUSEHOLD FINANCE CORPORATION III, as original Beneficiary, recorded on August 22, 2005, as Instrument No. 200508220205, of official records in the Office of the County Auditor 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 \$69,615.00 with interest thereon, according to the terms thereof, in favor of HOUSEHOLD FINANCE CORPORATION III, as original Beneficiary 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.
- \* Abbrev. Legal Description. See Exhibit A for complete legal.
- PARCEL 'A'  
The north 180 feet of the west 121 feet of tract 11, 'Chase Acreage', as per plat recorded in volumne 3 of plats, page 64, records of Skagit County, WA.
- PARCEL 'B'  
That portion of Lot 7, 'Chase Acreage', as per plat recorded in volumne 3 of plats, page 64, records of Skagit County, WA.

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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. Metropolitan Life Insurance Company, 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.
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, a "Notice of Trustee's Sale" of said property recorded on September 27, 2022 as Auditor's File No. 202209270059 in the Office of the Auditor of Skagit County, Washington.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at main entrance Skagit County Courthouse, located at 3rd & Kincaid, Mount Vernon, WA, a public place, on February 3, 2023 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 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 obligations secured by said Deed of Trust remaining unpaid, on February 3, 2023, 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 \$128,000.00, 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.

Dated: February 14, 2023

MTC Financial Inc. dba Trustee Corps, as Duly Appointed  
Successor Trustee

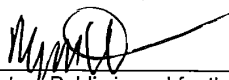


By: Alan Burton, Vice President

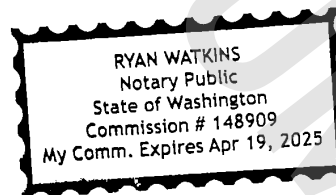
STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that ALAN BURTON is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the **Vice President for MTC Financial Inc. DBA Trustee Corps** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/14/2023

  
Notary Public in and for the State of Washington

Residing at King County  
My Commission expires 4-19-25



ORDER NO: 220109931

**EXHIBIT A****REF.: 13521858-VM000865697[1]****PARCEL "A":**

THE NORTH 180 FEET OF THE WEST 121 FEET OF TRACT 11, "CHASE ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

ALL THAT PORTION OF TRACTS 10, 11 AND 12, "CHASE ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 19 BEARS SOUTH 89° 58' 30" WEST;  
 THENCE NORTH 24° 19' 46" WEST A DISTANCE OF 199.66 FEET;  
 THENCE DUE NORTH A DISTANCE OF 241.9 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
 THENCE NORTH 88° 47' 25" WEST A DISTANCE OF 167.45 FEET;  
 THENCE NORTH 01° 25' 00" WEST A DISTANCE OF 81.00 FEET PARALLELING THE CENTERLINE OF THE PUGET SOUND POWER AND LIGHT COMPANY POWER EASEMENT AND 25 FEET EASTERLY THEREFORM;  
 THENCE NORTH 88° 47' 25" WEST A DISTANCE OF 98.08 FEET;  
 THENCE NORTH 00° 22' 52" EAST A DISTANCE OF 165.02 FEET;  
 THENCE NORTH 89° 35' 00" EAST A DISTANCE OF 226.89 FEET;  
 THENCE NORTH 15° 14' 53" EAST A DISTANCE OF 150.19 FEET;  
 THENCE DUE SOUTH A DISTANCE OF 108.5 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

**PARCEL "B":**

THAT PORTION OF LOT 7, "CHASE ACREAGE," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT7:  
 THENCE SOUTH 00° 55' 45" EAST ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BILLY D. RAY AND PAULINE HANCOOP RAY BY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 733452, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
 THENCE NORTH 89° 52' 24" WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE 51.99 FEET;  
 THENCE NORTH 00° 37' 19" EAST A DISTANCE OF 199.97 FEET TO THE NORTH LINE OF SAID LOT 7;  
 THENCE SOUTH 89° 52' 24" EAST ALONG THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.