

WHEN RECORDED MAIL TO:
Clear Recon Corp
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
Phone: (206) 707-9599

Trustee Sale # **098820-WA**
Title # **210735985-WA-MSO**

SPACE ABOVE THIS LINE FOR RECORDERS
USE

Notice of Discontinuance of Trustee's Sale

NOTICE IS HEREBY GIVEN that the undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 8/11/2022, as Instrument No. 202208110129 records of Skagit, Washington.

JIM SYKES, AN UNMARRIED MAN, as Grantor(s), to CHICAGO TITLE, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 3/28/2012, recorded 4/5/2012, under Skagit County, Washington Auditor's File No. 201204050043

CLEAR RECON CORP, as Trustee

PTN. GOV. LOT 5, 05-34-02

SITUATED IN SKAGIT COUNTY, WASHINGTON.

APN: **P19953**

AND WHEN RECORDED MAIL TO:

Clear Recon Corp
601 West 1st Avenue, Suite 1400
Spokane, WA 99201
(206) 707-9599

T.S. No.: 098820-WA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel Number: P19953

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE

JIM SYKES, AN UNMARRIED MAN is the grantor, and CHICAGO TITLE is the trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the beneficiary under that certain deed of trust dated 3/28/2012, and recorded on 4/5/2012, as Instrument No. 201204050043 the subject Deed of Trust was modified by Loan Modification recorded on 5/18/2016 as Instrument No. 201605180038 records of Skagit County, Washington.

Said deed of trust encumbers the following property:

THE NORTH 132.5 FEET OF THE SOUTH 280 FEET OF THE WEST 250 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF STATE HIGHWAY NO. 536, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 23, 1956, UNDER AUDITOR'S FILE NO. 542252, RECORDS OF SKAGIT COUNTY, WASHINGTON, WHERE IT INTERSECTS A LINE DRAWN PARALLEL WITH AND 864.4 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID STATE HIGHWAY TO A POINT ON SAID WESTERLY LINE WHICH IS 1,442.3 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5; THENCE WEST PARALLEL WITH SAID NORTH LINE 800 FEET, MORE OR LESS, TO A POINT 660 FEET EAST OF THE WEST LINE OF SAID SECTION 5; THENCE NORTH PARALLEL WITH SAID WEST SECTION LINE 577.8 FEET, MORE OR LESS, TO A POINT WHICH IS 864.4 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5; THENCE EAST TO THE POINT OF BEGINNING. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED ON STATUTORY WARRANTY DEED TO WAYNE L. ABBOTT AND HOPE E. ABBOTT, HUSBAND AND WIFE, RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 9108150114; THENCE NORTH 88° 03' 11" WEST ALONG THE NORTH LINE OF SAID ABBOTT PARCEL, 61.20 FEET; THENCE SOUTH 66° 44' 07" EAST, 66.01" FEET, MORE OR LESS, TO THE EAST LINE OF SAID ABBOTT PARCEL AT A POINT BEARING SOUTH 1° 14' 47" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 1° 14' 47" EAST, 24.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED ON STATUTORY WARRANTY DEED TO RAY L. SIZEMORE, A SINGLE MAN, AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9003150086; THENCE NORTH 88°03'11" WEST ALONG THE SOUTH LINE OF SAID SIZEMORE PARCEL, 61.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 66°44'07" WEST, 0.90 FEET; THENCE NORTH 70°41'40" WEST, 121.21 FEET; THENCE SOUTH 77°10'32" WEST, 70.39 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SIZEMORE PARCEL AT A POINT BEARING NORTH 88°03'11" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°03'11" EAST ALONG THE SOUTH LINE OF SAID SIZEMORE PARCEL, 188.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SITUATED IN SKAGIT COUNTY, WASHINGTON.

The undersigned trustee hereby discontinues the trustee's sale set by the Notice of Trustee's Sale recorded on 8/11/2022, as Instrument No. 202208110129 records of Skagit, Washington.

T.S. No.: 098820-WA

This discontinuance shall not be construed a waiving any breach or default under the above referenced deed of trust, or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election to not allow the sale to be made pursuant to the above referenced Notice of Trustee's Sale.

DATED: APR 25 2023

CLEAR RECON CORP, as Successor Trustee


MONICA CHAVEZ


Authorized Signor

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}

County of San Diego}ss.

On APR 25 2023 before me Lorelle Aoun Notary Public,
personally appeared MONICA CHAVEZ who proved to me on the basis of
satisfactory evidence to be 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  (Seal)