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05/12/2023 01:41 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
202103WY-14, LLC and Eastside Funding,
LLC for security purposes only
3927 Lake Washington Blvd NE
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 4470
MAY 12 2023

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

AFC No. 22-127812 (Codina)

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 202103WY-14, 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:

Lot 15 and the East 1/2 of Lot 16, Block 6 "Plat of the Town of Sedro," as per plat recorded in Volume 1 of Plats, page 17, records of Skagit County, Washington.

Abbrev. Legal: LOT 15 AND THE EAST HALF OF LOT 16, BLOCK 6, "PLAT OF TOWN OF SEDRO"

Tax Parcel No.: 4149-006-016-0003 (P75318)

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 Pilar Codina, a single person, as Grantors, to Northwest Trustee Services LLC as Trustee, and Wells Fargo Bank, N.A., as Beneficiary, dated June 13, 2011, recorded June 29, 2011, as Instrument No. 201106290117 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 \$107,312.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, 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

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transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Wells Fargo Bank, N.A., 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 September 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.202209130060.
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 9:00 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.

