



202307260035

07/26/2023 11:37 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Filed for Record at Request of
North Star Trustee, LLC

AND WHEN RECORDED TO:
Gene T. Pugliese
2423 E Meadow Blvd.
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7407

JUL 26 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By GT Deputy

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: 22-63776 Order No.: 220571197-WA-MSI

TRUSTEE'S DEED

The GRANTOR, North Star Trustee, LLC, 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: Gene T. Pugliese, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**LOT 50 "THE MEADOWS PHASE 1, A PLANNED UNIT DEVELOPMENT PLAT", AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGE 167, RECORDS OF SKAGIT COUNTY,
WASHINGTON.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

A.P.N. No.: P104983 & 4629-000-050-0009

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 KEVIN MENSHOUSE AND VICKIE JEAN MENSHOUSE, HUSBAND AND WIFE, as Grantor, to FIDELITY NATIONAL TITLE INSURANCE, as Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for MUTUAL OF OMAHA MORTGAGE, INC., F/K/A SYNERGY ONE LENDING, INC., beneficiary of the security instrument, its successors and assigns, as Beneficiary, dated 5/7/2020, recorded 5/18/2020, as Instrument No. 202005180002, records 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 \$279,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for MUTUAL OF OMAHA MORTGAGE, INC., F/K/A SYNERGY ONE LENDING, INC., beneficiary of the security instrument, its successors and assigns 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 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.

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5. Planet Home Lending, LLC, 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, executed and recorded on 2/16/2023, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 202302160029
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, the main entrance of the Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273, a public place, on 6/30/2023 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 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 obligation secured by said Deed of Trust remaining unpaid, on 6/30/2023, 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 \$408,000.00.

Date: 7/7/2023

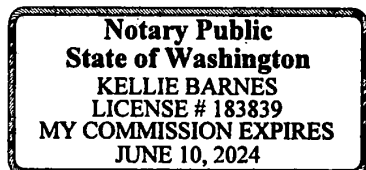
North Star Trustee, LLC




Lisa Hackney, Vice President of Trustee Operations

STATE OF WASHINGTON)
) ss.
 COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Lisa Hackney 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 of Trustee Operations of North Star Trustee, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/7/2023


 Kellie Barnes
 NOTARY PUBLIC in and for the State of
 Washington, residing at Lynnwood, WA
 My commission expires 6/10/2024