

TS No.: 2023-00012-WA

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238869
Date 11/29/2023

RECORDING REQUESTED BY:
Western Progressive - Washington, Inc.

AND WHEN RECORDED TO:
**FARHAD FETRAT AND EASTSIDE FUNDING LLC
FOR SECURITY PURPOSES ONLY
3927 LAKE WASHINGTON BLVD NE, KIRKLAND, WA 98033**
Foreclosed Debtors: Jonathan Jones and Kenneth Jones
SPACE ABOVE THIS LINE FOR

RECORDER'S USE

TS No.: 2023-00012-WA
APN No.: P19369/340114-0-004-0009
DOT: 200411160105

TRUSTEE'S DEED

The Grantor, **Western Progressive - Washington, Inc.**, 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: **FARHAD FETRAT AND EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY**, Grantee, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

Abbreviated Legal: PTN. SW 1/4, SEC 14-34-1E, W.M.

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TRUSTEE'S DEED, Con't

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1, EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°38' EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 779.45 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE SOUTH 0°48'30" WEST ALONG AN EXISTING FENCE LINE 330.0 FEET;
THENCE SOUTH 89°38' EAST 660.0 FEET;
THENCE NORTH 0°48'30" EAST 330.0 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°38' WEST 660.0 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT COUNTY ROAD ALONG THE NORTH BOUNDARY THEREOF, KNOWN AS GINNETT ROAD OR DECEPTION PASS-BURROWS BAY ROAD.**

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF;
THENCE SOUTH 88°40'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF, A DISTANCE OF 779.45 FEET;
THENCE SOUTH 01°45'38" WEST, A DISTANCE OF 330.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°40'52" WEST, A DISTANCE OF 70.69 FEET;
THENCE SOUTH 00°05'55" WEST, A DISTANCE OF 346.32 FEET TO THE SOUTH LINE OF SAID NORTH HALF;
THENCE SOUTH 89°03'50" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 633.63 FEET TO THE SOUTHEAST CORNER OF NORTH HALF;
THENCE NORTH 00°09'45" WEST ALONG THE EAST LINE OF SAID NORTH HALF, A DISTANCE OF 342.12 FEET;
THENCE NORTH 88°40'52" WEST, A DISTANCE OF 561.46 FEET TO THE TRUE POINT OF BEGINNING;.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

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 **Jonathan Jones and Kenneth Jones, each as Their Separate Estate** as grantor to **Transnation Title Insurance Company** as trustee and **Ameriquist Mortgage Company** as Beneficiary, dated **11/05/2004**, recorded **11/16/2004**, as Auditor File No. **200411160105**, records of Skagit County, Washington.

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2. Said Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$213,000.00** with interest thereon, according to the terms thereof, in favor of **Ameriquest Mortgage Company** 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 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 the 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. **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R11** being then 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 premises.
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 **06/28/2023**, recorded in the office of the Auditor of **Skagit County, Washington**, a "Notice of Trustee's Sale" of said property as Auditor File No. **202306280003**.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale **At Main Entrance Skagit County Courthouse, Located at 3rd & Kincaid, Mount Vernon, WA AKA 205 W. Kincaid St., Mount Vernon, WA 98273**, a public place, 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 at least 90 days before the sale or 120 days if letter was sent as required by RCW 61.24.031; 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 which the property or any part thereof is situated; and further, included with 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, to which copies of the Grantor's Note and Deed of Trust were attached.
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.

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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 **11/17/2023**, 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 herein above described for the sum of **\$240,000.00**.

Dated: November 27, 2023

Western Progressive - Washington, Inc.

Yosemite Lopez, Trustee Sale Assistant

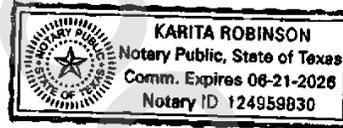
STATE OF TEXAS
COUNTY OF EL PASO

On November 27, 2023 before me, Karita Robinson, Notary Public, personally appeared **Yosemite Lopez, Trustee Sale Assistant**, 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.

WITNESS my hand and official seal.

Karita Robinson

Notary Name



(Seal)