

After Recording Return to:
Marqositions and Eastside Funding
LLC for Security Purposes Only
3927 Lake Washington Blvd NE
Kirkland, WA 98033

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20239205
Date 12/29/2023

Grantor/Trustee: Affinia Default Services, LLC
Grantee: Marqositions LLC and Eastside Funding LLC, for Security Purposes Only
DOT Recording No. 201705310144
Notice of Sale Recording No. 202307190044
Assessor's Tax Parcel No(s): 3914-000-046-0005/ P65462
Trustee's Sale No.: 22-00445WA

TRUSTEE'S DEED UPON SALE

THE GRANTOR, Affinia Default Services, LLC, as current Trustee under that certain Deed of Trust described above, in consideration of the premises and payment recited below, HEREBY GRANTS AND CONVEYS, without representation or warranty, express or implied, all right, title and interest to Marqositions 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 46, "FOREST ESTATES," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 53 AND 54, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Commonly known as: 1424 Woodland Dr, Mount Vernon, WA 98274 ("Property")

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust dated May 31, 2017, recorded on May 31, 2017, under Skagit County Auditor's File No. 201705310144 ("Deed of Trust") from Benjamin Gonzales, as original Grantor, to Land Title, as original Trustee, to secure an obligation in favor of Mortgage Electronic Registration Systems, Inc. solely as nominee for Banner Bank, a Corporation, its successors and assigns as Beneficiary.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of that certain Promissory Note dated May 31, 2017 in the original sum of \$245,522.00 with interest thereon, according to the terms thereof and any other sums of money that might become due and payable under the terms of the Deed of Trust.

3. The Deed of Trust contains a statement that the Property is not used principally for agricultural purposes and the Trustee has no actual knowledge that the Property is used principally for agricultural purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust, as set forth in the Notice of Trustee's Sale described below, and that the Trustee of record, transmitted the Notice of Default to the required parties, and that a copy of said Notice of Default was posted or served in accordance with law.

5. The Trustee has been instructed to exercise the power of sale in accordance with and under the relevant terms of the above referenced Deed of Trust and the Washington Deeds of Trust Act.

6. That because the defaults specified in the Notice of Default were not cured, the Trustee, in compliance with the terms of the Deed of Trust, recorded on 7/19/2023, under the Skagit County Auditor's file no. 202307190044 a Notice of Trustee's Sale.

7. The Notice of Trustee's Sale fixed the date of the sale as December 15, 2023, and the place of sale at the following location: At main entrance Skagit County Courthouse, 3rd & Kincaid St, located at 205 W. Kincaid St, Mount Vernon, WA 98273, State of Washington, a public place, at 10:00AM. In accordance with the law, the Trustee caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all known persons entitled thereto and either posted or served prior to the statutory minimum number of days before the final sale. The Trustee also caused a copy of the 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 sale. The Trustee also attached a Notice of Foreclosure to the Notice of Trustee's Sale that was transmitted to or served upon the original grantor, or their successors in interest.

8. During the foreclosure, no action, as referenced in RCW 61.24.030(4), was pending to seek satisfaction of the obligation in any court by reason of the borrower or grantor's default on the obligation secured by the Deed of Trust by the Beneficiary.

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 by RCW 61.24, et. seq.

10. Because the defaults specified in the Notice of Trustee's Sale were not cured at least eleven days prior to the sale date, and the obligation secured by the Deed of Trust remained unpaid, on December 15, 2023, the date of the sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold the Property at public auction to the highest bidder therefore, for the sum of \$363,000.00, in the form of cash, certified check, cashier's check, money order, or funds received by verified electronic transfer, as provided under RCW 61.24.070. Marqositions LLC and Eastside Funding LLC, for Security Purposes Only is the highest bidder or a different grantee as designated by the highest bidder.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the current Trustee made no

representations to Grantee concerning the Property and that the current Trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon their own due diligence investigation before electing to bid for the Property.

In witness thereof, Affinia Default Services, LLC, as Grantor, has this day, caused its name to be hereunto affixed by its duly authorized officer.

DATED: 12/28/2023

Affinia Default Services, LLC

By: Kellee Vollendorff
Name: Kellee Vollendorff
Title: Officer

STATE OF California
COUNTY OF Los Angeles

I certify that I know or have satisfactory evidence that Kellee Vollendorff 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 an Officer of Affinia Default Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12-28-23



Notary Public
Print Name Omar Solorzano
My commission expires: 3-8-25

