

WHEN RECORDED MAIL TO:  
LILIA MELNYCHUK  
EASTSIDE FUNDING LLC  
3927 LAKE WASHINGTON BLVD NE  
KIRKLAND, WA 98033

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Kaylee Oudman  
Affidavit No. 20240699  
Date 05/23/2024

Trustee Sale # 116535-WA  
Title # 230447400-WA-MSO

Foreclosed Debtor: Jim Sykes

SPACE ABOVE THIS LINE FOR RECORDERS  
USE

Trustee's Deed

The GRANTOR, CLEAR RECON CORP, A WASHINGTON CORPORATION, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: LILIA MELNYCHUK AND EASTSIDE FUNDING LLC for security purposes only, GRANTEE

CLEAR RECON CORP, as Trustee/Grantor

PTN. GOV. LOT 5, 05-34-02, SKAGIT COUNTY, WASHINGTON

APN: P19963

see attached 'Exhibit A' for full legal description.

DOT: 201204050043

Filed for Record at Request of

AND WHEN RECORDED TO:  
**LILIA MC INYCHUK**  
**EASTSIDE FUNDING LLC**  
**3927 LAKE WASHINGTON BLVD NE**  
**KIRKLAND, WA 98033**

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **116535-WA** TSG Order No.: **230447400-WA-MSO** APN: #: **P19953**

### TRUSTEE'S DEED

The GRANTOR, **CLEAR RECON CORP, A WASHINGTON CORPORATION**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: **LILIA MELNYCHUK AND EASTSIDE FUNDING LLC for security purposes only**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**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; MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.**

A.P.N. No.: **P19953**

#### 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 JIM SYKES, AN UNMARRIED MAN, as Grantor, to CHICAGO TITLE, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANK OF THE PACIFIC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 3/28/2012, recorded 4/5/2012, as Instrument No. 201204050043 the subject Deed of Trust was modified by Loan Modification recorded on 5/18/2016 as Instrument 201605180038 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 \$193,877.00 with interest thereon, according to the terms thereof, 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 and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

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CARR

CRC TDUS 04172014

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.
5. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, 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 **10/27/2023**, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **202310270060**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, At the Main Entrance to the Skagit County Courthouse 3rd & Kincaid St. located at 205 W. Kincaid St., Mount Vernon, WA 98273, a public place, on 3/15/2024 at 10:00 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 **5/17/2024**, 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 **\$392,000.00**, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: **MAY 20 2024**

CLEAR RECON CORP, A WASHINGTON CORPORATION

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) ss.  
County of SAN DIEGO)

On **MAY 20 2024**, before me, **Jennifer De La Merced**, a Notary Public in and for said County, personally appeared, **Monica Chavez** who or proved to me on the basis of satisfactory evidence to 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



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CARR

CRC TDUS 04172014

## EXHIBIT A

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.