



201211060044

Skagit County Auditor

11/6/2012 Page 1 of 2 12:28PM

When recorded, mail to:

US BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

Trustee's Sale No: WA-USB-12012389

"This instrument is being recorded as an
ACCOMMODATION ONLY, with no
Representation as to its effect upon title"

TRUSTEE'S DEED /

THE GRANTOR, PEAK FORECLOSURE SERVICES OF 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: **US BANK NATIONAL ASSOCIATION, GRANTEE,** that real property, situated in the County of **SKAGIT,** State of **WASHINGTON,** described as follows:

LOT 18 AND THE WEST 1/2 OF LOT 19, BLOCK 110 "PLAT OF THE TOWN OF SEDRO", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON. MAKE 1991 LIBERTY, HUD TAG #ORE200096 AND ORE#200097
Tax Parcel No: 4152-110-010-0008.

4152-10019-0008

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 dated 7/23/2002, recorded in Auditor's/Recorder's No. 200207250126, records of SKAGIT County, Washington, from JEFFREY N. PEDDIE AND SANDI M. PEDDIE, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, in favor of WELLS FARGO HOME MORTGAGE, INC., as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of 116136, with interest thereon, according to the terms thereof, in favor of WELLS FARGO HOME MORTGAGE, INC. 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 the "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 transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. U.S. BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER WITH THE LEADER MORTGAGE COMPANY, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the 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 June 22, 2012 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201206220097.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 ninety days before the sale. Further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 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 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 26, 2012, 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 therefor, the property hereinabove described, for the sum of \$113,051.60.

DATED: 11/2/2012

20123540
 SKAGIT COUNTY WASHINGTON PEAK FORECLOSURE SERVICES OF WASHINGTON, INC.
 REAL ESTATE EXCISE TAX

NOV - 6 2012

By *Lilian Solano*
 LILIAN SOLANO, TRUSTEE SALE OFFICER

Amount Paid \$ 0
 Skagit Co. Treasurer
 STATE OF California) Deputy
) ss.
 COUNTY OF Los Angeles)

On 11/2/12, before me KELLI J. ESPINOZA, a Notary Public, personally appeared LILIAN SOLANO, 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.

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.

Kelli Espinoza
 NOTARY PUBLIC

