

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.
Attn: Angela T. Vokolek
1221 Second Avenue, Suite 500
Seattle, WA 98101-2925



201304160058
Skagit County Auditor
4/16/2013 Page 1 of 4 3:55PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131342

MIN #: 100272200002878473
Loan # 287847
Trustee # 40016.558/ATV

APR 16 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By *MAM* Deputy

TRUSTEE'S DEED

7304404
1ST AL 4/15

Grantor(s):	HILLIS CLARK MARTIN & PETERSON P.S., Successor Trustee
Grantee(s):	HOMESTREET BANK
Legal Description (abbreviated):	LOT 4, PLAT OF NORTH HILL PUD
<input checked="" type="checkbox"/> Complete legal within document	
Assessor's Tax Parcel Identification No(s):	4855-000-004-0000
Reference No. of Related Documents:	200511100085

HILLIS CLARK MARTIN & PETERSON P.S., the grantor hereunder, as present successor trustee under that Deed of Trust (the "*Successor Trustee*"), as hereinafter particularly described, in consideration of the property and payment, recited below, hereby grants and conveys, without warranty, to HOMESTREET BANK, a Washington state chartered savings bank, the grantee hereunder, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 4, PLAT OF NORTH HILL PUD, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 5, 2005, UNDER AUDITOR'S FILE NO. 200505050094, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust dated November 4, 2005, and recorded on November 10, 2005, under Auditor's File No. 200511100085, records of Skagit County, Washington from Jason Rinker and Carla Rinker, husband and wife, as "**Borrower**," to Chicago Title Insurance Company, a Missouri corp., as trustee, to secure an obligation in favor of HOMESTREET BANK, a Washington state chartered savings bank, who was the original Beneficiary or, due to assignment is now the current Beneficiary (the "**Beneficiary**").
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$271,950.00 with interest thereon, according to the terms thereof, in favor of Beneficiary and to secure the performance of any other obligations and the payment of 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 Borrower, 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 Borrower, or Borrower's successor in interest, and a copy of said Notice of Trustee's Sale was posted or served in accordance with law.
5. Beneficiary delivered to said Successor Trustee a written request directing said Trustee or its 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on November 27, 2012, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 201211270025.
7. The Successor Trustee, in its Notice of Trustee's Sale, fixed the place of sale as of April 5, 2013 at 11:00 AM, at the main entrance Skagit County Courthouse, located at 205 W. Kincaid, City of Mount Vernon, Washington, 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 prior to 90 days before the sale; further, the Successor 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 sale; and further, included with this Notice, which was transmitted to or served upon the Borrower or Borrower's successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Borrower'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 Revised Code of Washington, Chapter 61.24, et seq.

10. The defaults specified in the Notice of Trustee's Sale, not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 5, 2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to HOMESTREET BANK, a Washington state chartered savings bank, the highest bidder therefor, the property hereinabove described, for the sum of \$220,000.00.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED this 10th day of April, 2013.

HILLIS CLARK MARTIN & PETERSON P.S.

By: _____

Julie B. Hamilton
Julie B. Hamilton

Successor Trustee



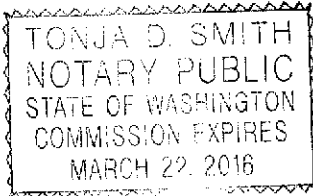
STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that Julie B. Hamilton is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the representative of HILLIS CLARK MARTIN & PETERSON P.S., a Washington professional service corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 10th day of April, 2013.



Tonja D. Smith

Printed Name Tonja D. Smith
NOTARY PUBLIC in and for the State of Washington,
residing at KING CO
My Commission Expires 3-22-16

