

AFTER RECORDING MAIL TO:

SKAGIT COUNTY WASHINGTON
LAW OFFICE OF COLE & GILDAY, REAL ESTATE EXCISE TAX
P.O. Box 249
Stanwood, WA 98292



201412010139

Skagit County Auditor \$74.00
12/1/2014 Page 1 of 3 2:04PM

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DEC 01 2014

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Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

TRUSTEE'S DEED

<i>m112514c</i>		<i>74</i>
REFERENCE NO.:	200804210123; 201110130059; 201408050044; 201408050045	
GRANTOR:	GREGORY L. GILDAY, Trustee	
GRANTEE:	JAMES M. CAUGHLIN, Trustee and PATRICIA A. CAUGHLIN, Trustee under the CAUGHLIN LIVING TRUST dated January 18, 2000	
LEGAL DESCRIPTION:	Lots 2, 4 & 6 of West Mt. Vernon, Skagit Co. Vol. 2 Page 81	
ASSESSOR'S TPN:	3767-004-006-0102/P54817	

THE GRANTOR, GREGORY L. GILDAY, Attorney at Law, as present Trustee under that Deed of Trust, and its Assignment, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to JAMES M. CAUGHLIN, Trustee and PATRICIA A. CAUGHLIN, Trustee under the CAUGHLIN LIVING TRUST dated January 18, 2000, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

The South 30 feet of the following described parcel:

Lots 2, 4 and 6, Block 4, "West Mt. Vernon, Skagit Co.", as per plat recorded in Volume 2 of Plats, page 81, records of Skagit County, Washington;

Except the West 10 feet of Lot 6.

TOGETHER WITH AND SUBJECT TO: easements, reservations, restrictions, right of way, covenants, conditions and/or other matters of record.

RECITALS:

1. The conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated April 10, 2008, recorded April 21, 2008, under Auditor's File No. 200804210123, from 215 MV, LLC, a Washington LLC, as Grantor, to Guardian Northwest Title & Escrow, as Trustee, to secure an obligation in favor of David M. Hilbert, as Beneficiary. The beneficial interest was assigned to JAMES M. CAUGHLIN, Trustee, and PATRICIA A. CAUGHLIN, Trustee, under the CAUGHLIN LIVING TRUST dated January 18, 2000, under Assignment of Deed of Trust dated October 13, 2011, recorded October 13, 2011, under Auditor's File No. 201110130059; the Trustee resigned and Gregory L. Gilday, Attorney at Law, was appointed Successor Trustee by instrument recorded at Auditor's File No. 201408050044, records of Skagit County, Washington.

2. Said Deed of Trust, and its Assignment, was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of ONE HUNDRED EIGHT THOUSAND AND NO/100 DOLLARS (\$108,000) with interest thereon, said Promissory Note was amended October 30, 2012 under Amendment of Promissory Note extending due date to November 14, 2026, at which time, the Maker shall pay any outstanding principal and interest according to the terms thereof, in favor of and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust, and its Assignment.

M-20449

LAND TITLE OF SKAGIT COUNTY

ACCOMMODATION RECORDING

3. The described Deed of Trust, and its Assignment, provide 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 and its Assignment make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. JAMES M. CAUGHLIN, Trustee and PATRICIA A. CAUGHLIN, Trustee of the CAUGHLIN LIVING TRUST Dated January 18, 2000, being then the holder of the indebtedness secured by said Deed of Trust, and its Assignment, signed, delivered to said 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, and its Assignment.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the said Deed of Trust, and its Assignment, executed August 5, 2014 and on August 5, 2014, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201408050045.

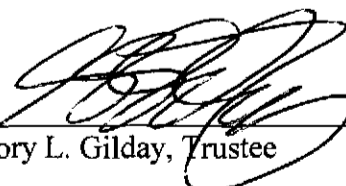
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale at courthouse steps of the Skagit County Courthouse, 205 Kincaid, Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m. on November 7, 2014, and in accordance with law caused copies of the statutory "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-first and thirty-fifth day before the date of the sale, and once between the eleventh and fourteenth day before the sale; 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, and its Assignment.

9. All legal requirements and all provisions of said Deed of Trust, and its Assignment 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, and its Assignment, remaining unpaid, on November 7, 2014, 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 \$89,033.76, the sum of (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).

DATED this 18 day of November, 2014.



Gregory L. Gilday, Trustee



STATE OF WASHINGTON)

) ss:

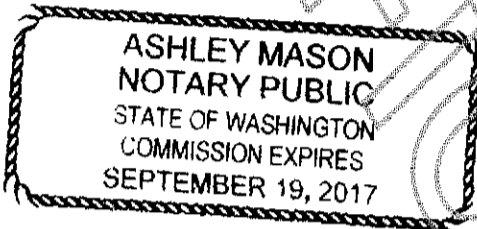
COUNTY OF SNOHOMISH)

On this 18th day of November, 2014, personally appeared before me Gregory L. Gilday, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of November, 2014.

Ashley Mason

NOTARY PUBLIC in and for the State
of Washington, residing at Stanwood
My appointment expires: 09-19-2017



201412010139