



201502270131

Skagit County Auditor

\$75.00

2/27/2015 Page

1 of

4 4:07PM

After Recording Return To:

Christopher R. Graving
Stokes Lawrence, P.S.
1420 Fifth Avenue, Suite 3000
Seattle, WA 98101-2393

Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200812160054 - Deed of Trust

Grantor(s): SEL, Inc., Trustee

David and Mary Hambright, Grantor(s) in Deed of Trust

Grantee(s): Columbia State Bank

Legal Description: Ptn Gov. Lot 4, 25-35-9 (E W.M.)
Complete legal description is on page 2 of document.

Assessor's Property Tax Parcel/Account Number(s): P44665

UNOFFICIAL DOCUMENT

TRUSTEE'S DEED

THE GRANTOR, SEL, Inc., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys without express or implied warranty regarding title, possession, or encumbrances, to COLUMBIA STATE BANK, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which David and Mary Hambright had at the time of the execution of the Deed of Trust recorded at Skagit County Auditor No. 200812160054 on December 16, 2008 or may thereafter acquired, and described as follows:

PARCEL "A":

That portion of Government Lot 4, Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the quarter post between Sections 25 and 26, Township 35 North, Range 9 East, W.M.;
thence South on said Section line 1,771 feet;
thence East 150 feet to the point of beginning;
thence Easterly along the North right of way of County road 113 feet 8 inches;
thence North 23° West 107 feet 9 inches;
thence West 18° South 36 feet;
thence South 157 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 4 of Section 25, Township 35 North, Range 9 East, W.M., lying between the Northerly and Southerly lines of the following described main tract produced Easterly and lying Westerly of the Westerly line of that certain 15 foot wide easement road as the same exists on the ground and as conveyed to Alvin E. Williams by document dated December 4, 1950 and recorded December 5, 1950, under Auditor's File No. 454190, records of Skagit County, Washington;

Beginning at the quarter post between Sections 25 and 26, Township 35 North, Range 9 East, W.M.;
thence South on said Section line 1,771 feet;
thence East 150 feet to the point of beginning;
thence Easterly along the North right of way of County road 113 feet 8 inches;
thence North 23° West 107 feet 9 inches;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015608
FEB 27 2015

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



thence West 18° South 36 feet;
thence South 157 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

which bears property tax identification number P44665 and is commonly known as 10828 State Route 530, Rockport, WA.

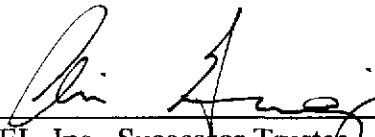
This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between David and Mary Hambright as grantors, SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred in the obligation secured or a covenant by the grantor, which by the terms of the deed of trust made operative the power to sell. A Notice of Default due to failure to make payments when due was mailed by certified mail to the borrower and guarantors on September 29, 2014, posted on the subject property on September 30, 2014.

A Notice of Sale was mailed by certified mail to the borrower and guarantors on November 18, 2014, posted on the subject property on November 20, 2014 and recorded with the Skagit County Auditor on November 19, 2014 at Auditor No. 201411190029. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrower with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on January 16, 2015 and February 6, 2015.

The sale occurred within 120 days of the original date designated in the Notice of Sale, but not less than 190 days after the occurrence of an event of default. On February 20, 2015, the undersigned Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$57,966.69 by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute. Columbia State bank is the successor in interest to Summit Bank with regard to the obligations secured by the Deed of Trust.



DATED: February 24, 2015.




SEL, Inc., Successor Trustee
By: Christopher R. Graving

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Christopher R. Graving is the person who appeared before me, and said person acknowledged that he signed this instrument in his representative capacity for SEL, Inc. and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: February 24, 2015.





[PRINT NAME] Lindsay Tardiff
NOTARY PUBLIC for the State of Washington,
residing at Seattle Washington.
My appointment expires: June 29, 2017.

