

After Recording Return To:  
Claus Brothers LLC  
15193 Doris St  
Anacortes, WA 98221



Skagit County Auditor  
4/3/2015 Page 1 of 2 1:31PM \$73.00

File No.: 7023.111168/David, Stephanie E.

### Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Claus Brothers LLC, as GRANTEE, all real property (the Property), situated in the County of SKAGIT, State of Washington, described as follows:

Tax Parcel No.: 8042-000-001-0100/P119762

Unit 739, Building 1, "Cascade Palms Condominium, Phase 1", recorded November 3, 2003, under Auditor's File No. 200311030250, Records of Skagit County, Washington, said Phase 1 being Multi-Family Sub Lots 1, 2, 3 and 4, Phase 1, Cascade Palms Binding Site Plan No. 02-973, recorded November 12, 2002, under Auditor's File No. 200211120149, Records of said County and State; together with those portions of the Common Areas and Limited Common Areas as described in the Declaration of Covenants for the Cascade Palms Condominium, recorded November 3, 2003, under Auditor's File No. 200311030251 and in First Amendment thereto recorded August 8, 2005 under Auditor's File No. 200508080174, Records of said County and State.

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Stephanie E. David, a single person, as Grantor, to Northwest Trustee Services LLC, as Trustee, and Wells Fargo Bank, N.A., Beneficiary, dated 01/26/06, recorded 01/31/06, under Auditor's/Recorder's No. 200601310111, records of SKAGIT County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$131,900.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Wells Fargo Bank, N.A., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 11/25/14, recorded in the office of the Auditor of SKAGIT County, Washington, a " Notice of Trustee's Sale" of the Property under Auditor's File No. 201411250128.

