

Skagit County Auditor \$76.00  
4/13/2015 Page 1 of 5 2:01PM

When recorded, mail to:

**BILL KRIEGER**  
1030 E. COLLEGE WAY  
MOUNT VERNON, WA 98273

Trustee's Sale No: 01-FHF-130855

**TRUSTEE'S DEED**

**THE GRANTOR, RTS Pacific, 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: **KRIEGER REAL ESTATE AND LAVERNE KRIEGER, GRANTEE,** that real property, situated in the County of **SKAGIT,** State of **WASHINGTON,** described as follows:

THAT PORTION OF LOTS 142 & 143, THUNDERBIRD EAST 4TH ADD., AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: P83220.

**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 9/23/2006, recorded in Auditor's/Recorder's No. 200609260096, records of SKAGIT County, Washington, from PAUL G. GONZALES AND LYNDA GONZALES, HUSBAND AND WIFE, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, in favor of HOUSEHOLD FINANCE CORPORATION III, 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 \$312,772.77, with interest thereon, according to the terms thereof, in favor of HOUSEHOLD FINANCE CORPORATION III 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 Trust, N.A, as Trustee for LSF8 Master Participation Trust, 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 October 16, 2014 recorded in the office of the

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20151161

APR 13 2015

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WATD

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

Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201410160065.

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 ST LOCATED AT 205 W. KINCAID ST., MOUNT 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 March 27, 2015, 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 therefore, the property hereinabove described, for the sum of \$188,000.00.

DATED: 3/31/2015

RTS Pacific, Inc.  
Trustee

By *Melanie Beaman*  
Melanie Beaman, Assistant Vice President  
Address: 616 1st Avenue, Suite 500  
Seattle, WA 98104

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On 3/31/2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Melanie Beaman, to me known to be the Assistant Vice President of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

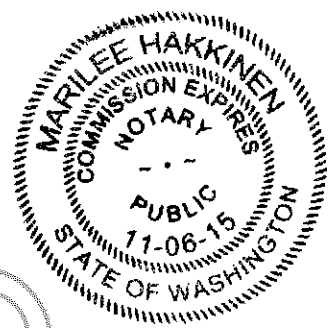
Witness my hand and seal the day and year first above written.

*Marilee Hakkinen*

Notary Public residing at *King County*

Printed Name: *MARILEE HAKKINEN*

My Commission Expires: *11-6-15*



UNOFFICIAL DOCUMENT

## EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-FHF-130855

### EXHIBIT "A"

#### DESCRIPTION:

That portion of Lot 142, "THUNDERBIRD EAST FOURTH ADDITION," as per plat recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington;

EXCEPT the South 50 feet of Lot 142,

AND EXCEPT the following described portion of said Lot 142, as follows:

Beginning at the Northeast corner of said Lot 142;  
thence South 5°54'03" East, 93.69 feet along the East line of said Lot 142 to the true point of beginning;  
thence continue South 5°54'03" East, 145.56 feet along said East line to the North line of the South 50.00 feet (as measured perpendicular to the South line) of said Lot 142;  
thence South 73°10'56" West, 183.82 feet along said North line of the South 50.00 feet of Lot 142 to the Northeasterly corner thereof;  
thence North 50°27'07" East, 133.47 feet;  
thence North 73°10'56" East, 60.00 feet to a point bearing South 0°23'10" West from the true point of beginning;  
thence North 0°23'10" East, 95.63 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 143, "THUNDERBIRD EAST FOURTH ADDITION," as per plat recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington, described as follows:

Beginning at the Northwesterly corner of Lot 143;  
thence South 5°54'03" East, 93.69 feet along the West line of said Lot 143;  
thence North 0°23'10" East, 95.37 feet to a point of curvature on the North line of said Lot 143;  
thence along the arc of said curve to the right, concave to the Northwest, having an initial tangent bearing of South 72°02'35" West, a radius of 50.00 feet, through a central angle of 12°03'22", an arc distance of 10.52 feet to the point of beginning.

EXCEPT from all of the above described portions of Lots 142 and 143 those portions lying within the following described tract:

Beginning at the Northwest corner of said Lot 142, Plat of "THUNDERBIRD EAST FOURTH ADDITION";  
thence North 73°10'56" East along the North line of said Lot 142 for a distance of 100.40 feet, more or less, to a Northeast corner thereof, being a point on a non-tangent curve;  
thence along the arc of said curve to the left, concave to the Northeast having an initial tangent bearing of South 16°49'04" East, a radius of 50.00 feet, through a central angle of 79°04'55" an arc distance of 69.01 feet, more or less, to a Northeast corner of Lot 142, also being the Northwest corner of that certain parcel described on Quit Claim Deed to John S. Milnor, a single man, and Danya R. Johnson, a single woman, recorded under Skagit County Auditor's File No. 9510120073;  
thence continue along said curve to the left, having a radius of 50.00 feet, through a central angle of 12°03'22" an arc distance of 10.52 feet, more or less, to the Northeast corner of said Milnor parcel;  
thence South 0°23'10" West along the East line of said Milnor parcel for a distance of 60 feet;  
thence South 89°35'33" West for a distance of 120.00 feet;

DESCRIPTION CONTINUED:

thence South  $44^{\circ}52'13''$  West for a distance of 68.18 feet, more or less, to the Southeast corner of Lot 106-A said Plat of "THUNDERBIRD EAST FOURTH ADDITION" at a point bearing South  $4^{\circ}36'16''$  West from the point of beginning,

thence North  $4^{\circ}36'16''$  East along the East line of said Lot 106-A, also being the West line of said Lot 142, for a distance of 113.59 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and drainage for the benefit of Lots 142 and 143, "THUNDERBIRD EAST FOURTH ADDITION," as per plat recorded in Volume 14 of Plats, pages 10 and 11, records of Skagit County, Washington, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 143, being a point of curvature concave to the Northwest; thence along the arc of said Curve to the left having an initial tangent bearing of North  $84^{\circ}05'57''$  East, a radius of 50.00 feet through a central angle of  $12^{\circ}03'22''$ , an arc distance of 10.52 feet to the true point of beginning;

thence South  $0^{\circ}23'10''$  West, 191.00 feet;

thence South  $73^{\circ}10'56''$  West 25.00 feet parallel with the South line of Lot 142;

thence South  $16^{\circ}49'04''$  East, 25.00 feet;

thence North  $73^{\circ}10'56''$  East 38.20 feet;

thence North  $0^{\circ}23'10''$  East, 223.47 feet parallel with and 20.00 feet Easterly (as measured perpendicular) of the first course described herein, to a point of curvature on the North line of said Lot 143;

thence along the arc of said curve to the right concave to the Northwest having an initial tangent bearing of South  $44^{\circ}46'01''$  West, a radius of 50.00 feet, through a central angle of  $27^{\circ}16'34''$ , an arc distance of 23.80 feet to the true point of beginning.

ALSO TOGETHER WITH non-exclusive easement for ingress, egress, utilities and drainage existing on November 12, 2004, over, across and under that portion of the vacated cul-de-sac as vacated in City of Mount Vernon Ordinance No. 2266, recorded as Auditor's File No. 8705010003, adjoining both Lots 142 and 143, and which has reverted thereto by operations of law.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.