



201504220065

Skagit County Auditor

\$76.00

4/22/2015 Page

1 of

5 3:28PM

When recorded, mail to:

CONNER SHELFORD
3933 LAKE WA BLVD NE
KIRKLAND, WA 98033

Trustee's Sale No: 01-FWA-110307

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: **CRMA INVESTMENTS LLC & EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY, GRANTEE,** that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

THAT PORTION OF LOT 5, PLAT OF BURLINGTON ACREAGE PROPERTY,
COUNTY OF SKAGIT, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN
EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: 3867-000-005-1207/P62290.

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 11/15/2007, recorded in Auditor's/Recorder's No. 200711270091, records of SKAGIT County, Washington, from TIMOTHY A NEUBAUM, AN UNMARRIED MAN, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, as Trustee, in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, 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 \$217,000.00, with interest thereon, according to the terms thereof, in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES 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. Wells Fargo Bank, N.A., successor by merger to Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB, 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 November 6, 2014 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201411060048.
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 April 10, 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 \$94,802.00.

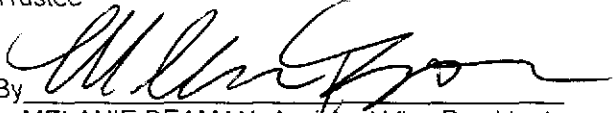
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/304
APR 22 2015

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

DATED: 4/16/2015

RTS Pacific, Inc.
Trustee

By 
MELANIE BEAMAN, Assistant Vice President
Address: 616 1st Avenue, Suite 500
Seattle, WA 98104

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 4/16/15, 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.

Maggie Alon

Notary Public residing at King County

Printed Name: Maggie Alon

My Commission Expires: 9/23/18

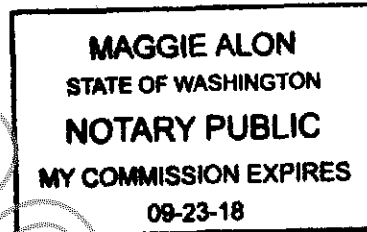


EXHIBIT FOR LEGAL DESCRIPTION
Trustee's Sale No. 01-FWA-110307

UNOFFICIAL DOCUMENT

EXHIBIT FOR LEGAL DESCRIPTION

Trustee's Sale No. 01-FWA-110307

EXHIBIT 'A'

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SKAGIT STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

That portion of Lot 5, PLAT OF BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of the County road along the West line of said lot, 265 feet North of its intersection with the Northerly line of the Burlington-Sedro Woolley Highway;
Thence East 133 feet;
Thence South to the Northerly line of the Burlington-Sedro Woolley Highway;
Thence Southwesterly along said highway to the East line of the County Road;
Thence North 265 feet to the point of beginning.

Situated in Skagit County, Washington