



Skagit County Auditor
5/28/2015 Page

1 of 3 1:36PM
\$74.00

When recorded, return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

TRUSTEE'S DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015/9/16
MAY 27 2015

Grantor: Craig Sjostrom, Successor Trustee
Grantee: Clifford Summers & Patricia Summers, h/w
Legal Description: ptn N 1/2 NW 1/4 NW 1/4 8-33N-4EWM
Assessor's Property Tax Parcel or Account No.: P16518
Reference No. of Documents Assigned or Released: 200710190076

Amount Paid \$ *2*
Skagit Co. Treasurer
By *MB* Deputy

The GRANTOR, Craig Sjostrom, attorney at law, as successor 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 Clifford Summers and Patricia Summers, h/w, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of the North half of the Northwest quarter of the Northwest quarter of Section 8, Township 33 North, Range 4 East, W.N., described as follows:

Beginning at a point which lies 536 feet North of the Southwest corner of the said subdivision; thence East a distance of 250 feet; thence North parallel with the West line of the said Northwest quarter of the Northwest quarter to the North line of the said subdivision; thence West along the said North line to the Northwest corner of the said subdivision; thence South to the point of beginning; EXCEPT the East 110 feet thereof.

(P16518)

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 19th day of October, 2007, recorded on the 19th day of October, 2007, under Auditor's File No. 200710190076, records of Skagit County, Washington, from Patricia A. Olsen, an unmarried person, as Grantor, to Guardian Northwest Title, as Trustee, to secure an obligation in favor of Clifford Summers & Patricia Summers, h/w, as Beneficiaries. The undersigned has been appointed Successor Trustee, per instrument dated the 17th day of October, 2014 and recorded under Auditor's File No. 201410210010, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$170,000.00, with interest thereon, according to the terms thereof, and any modifications or extensions thereunder, in favor of Clifford Summers and Patricia Summers, 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 thereby is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligation 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 make 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. Clifford Summers and Patricia Summers, being then the holders of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default specified in the Notice of Default not having been cured, the successor trustee, in compliance with the terms of said Deed of Trust, executed and on February 3rd, 2015, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property, under Auditor's File No. 201502030059.

7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 15th day of May, 2015, at the hour of 10:00am, 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 successor trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 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.

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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on May 15th, 2015, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee, or his agent, then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described 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 26th day of May, 2015.

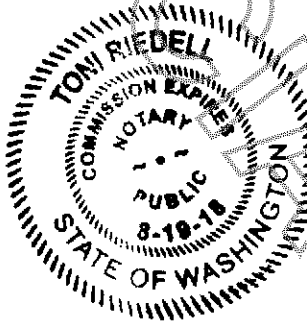
Craig Sjostrom

CRAIG SJOSTROM #21149
Successor Trustee

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

On this day personally appeared before me Craig Sjostrom, 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 26 day of May, 2015.



Toni Riedell

NOTARY PUBLIC in and for the State of Washington,
residing at Burien
My commission expires: 8.19.18
Name: Toni Riedell

UNRECORDED INSTRUMENT