

WHEN RECORDED MAIL TO:
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301



Skagit County Auditor
7/8/2015 Page

\$75.00
1 of 4 2:51PM

Trustee Sale # 013676-WA
Title # 02-14006717

SPACE ABOVE THIS LINE FOR RECORDERS USE

Land Title and Escrow

148651

Trustee's Deed

LARRY P. WILLIAMS AND CARRI D. WILLIAMS, HUSBAND AND WIFE, as Grantor(s), to CHICAGO TITLE COMPANY, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BEST MORTGAGE, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary under that Trust Deed dated 4/15/2009, recorded 4/21/2009, under Skagit County, Washington Auditor's File No. 200904210069

CLEAR RECON CORP, as Trustee

PARCEL A:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999 AND
RECORDED MARCH 18, 1999, UNDER AUDITOR'S FILE NO. 8903180008.

APN: 35041110060103

P36176

Filed for Record at Request of

AND WHEN RECORDED TO:
U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **013676-WA** TSG Order No.: **02-14006717** APN: #: **35041110060103**

TRUSTEE'S DEED

The GRANTOR, **CLEAR RECON CORP, A WASHINGTON CORPORATION**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants without covenant or warranty to: **U.S. BANK NATIONAL ASSOCIATION**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 97-0051, APPROVED MARCH 11, 1999 AND RECORDED MARCH 18, 1999, UNDER AUDITOR'S FILE NO. 9903180008, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

A.P.N. No.: **35041110060103**

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 between LARRY P. WILLIAMS AND CARRI D. WILLIAMS, HUSBAND AND WIFE, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BEST MORTGAGE, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, dated 4/15/2009, recorded 4/21/2009, as Instrument No. 200904210069,, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$280,000.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BEST MORTGAGE, INC., A CORPORATION, ITS SUCCESSORS AND ASSIGNS 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 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. U.S. BANK NATIONAL ASSOCIATION, being then the holder of the indebtedness secured by said Deed of Trust delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

TRUSTEE'S DEED

T.S. No. **013676-WA**
Loan No. **6800228546**

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 recorded on **12/30/2014**, in the office of the Auditor of **Skagit County**, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **2014-12300057**
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, **AT THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, LOCATED AT 3RD & KINCAID, MOUNT VERNON, WA 98273**, a public place, on **5/1/2015** at **10:00 AM**, 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once 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 in 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **5/1/2015**, 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 **\$234,675.00**, 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.

Date:

MAY 04 2015

CLEAR RECON CORP, A WASHINGTON CORPORATION


TAMMY LAIRD
FORECLOSURE MANAGER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA) ss.
County of San Diego)

On **MAY 04 2015**, before me, **ASHLEY JOHNSON**,
and for said County, personally appeared, **Tammy Laird**,
a Notary Public in
basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

SIGNATURE 

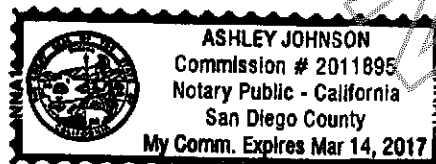


EXHIBIT "A"

PARCEL "A":

Lot 2 of Skagit County Short Plat No. 97-0051, approved March 11, 1999 and recorded March 18, 1999, under Auditor's File No. 9903180008, records of Skagit County, Washington, in Volume 14 of Short Plats, pages 8 and 9, records of Skagit County, Washington, being a portion of the North ½ of Section 11, Township 35 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, across and under Erna Lane delineated on the face of said Skagit County Short Plat No. 97-0051.

Situated in Skagit County, Washington.