

Filed for Record at Request of



201511250125

AND WHEN RECORDED TO:

POMAIKAI LLC

**5413 MERIDIAN AVE N., SUITE C
SEATTLE, WA. 98103**

Skagit County Auditor

\$75.00

11/25/2015 Page

1 of

3 2:58PM

T.S. No.: **1507394WA**

Loan No.: **659002**

Order No.: **150085343**

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

The GRANTOR, **Seaside Trustee of Washington, 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, **POMAIKAI LLC**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 2 of Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1, 1997, in Volume 13 of Short Plats, Page 49, under Auditor's File No. 9710010095, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 36 North, Range 3 East W.M.

A.P.N. No.: **360325-4-004-0500 / P112798**

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 CHAD J. BOOTH AND BRENDA BOOTH, HUSBAND AND WIFE, as Grantor, to STEWART TITLE AND ESCROW, as Trustee, and Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Countrywide Home Loans, Inc. its successors and assigns, as Beneficiary, dated 2/2/2007, recorded 2/12/2007, as Instrument No. 200702120161, in Book/Reel xx, Page/Frame xx, 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 \$500,000.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Countrywide Home Loans, Inc. 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154799

NOV 25 2015

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

TRUSTEE'S DEED

T.S. No.: **1507394WA**
Loan No.: **659002**

5. The Bank of New York Mellon fka The Bank of New York, as Trustee for The Certificateholders of The CWALT, Inc., Alternative Loan Trust 2007-HY3, Mortgage pass-Through Certificates, Series 2007-HY3 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.
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 **6/11/2015**, in the office of the Auditor of **Skagit County, Washington**, a "Notice of Trustee's Sale" of said property as Auditor's File No. **201506110053**
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, 205 West Kincaid Street, Mount Vernon, WA 98273 , a public place, on 10/9/2015 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.

TRUSTEE'S DEED

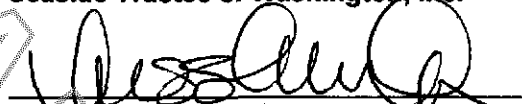
T.S. No: 1507394WA

Loan No: 659002

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 **10/9/2015**, 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 **\$312,001.00**, 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: 10/15/2015

Seaside Trustee of Washington, Inc.


Jessica Weber, Vice President

STATE OF CALIFORNIA

COUNTY OF VENTURA

On this day personally appeared before me JESSICA WEBER, to me ~~known to be~~ the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 15th day of October, 2015


Notary Public residing at Ventura

Printed Name: Ramesh Manwani

My Commission Expires: MAR. 26 2018

