

After Recording Return To:

Christopher R. Graving  
Stokes Lawrence, P.S.  
1420 Fifth Avenue, Suite 3000  
Seattle, WA 98101-2393



201512110011

Skagit County Auditor \$76.00  
12/11/2015 Page 1 of 4 9:55AM

Document Title: Trustee's Deed

Reference Number(s) of Related Documents: 200812150150 Deed of Trust  
201506120037 Notice of Trustee's Sale

Grantor(s): SEL, Inc., Trustee  
David and Mary Hambright, Grantor(s) in Deed of Trust

Grantee(s): Columbia State Bank

Legal Description: Ptn Goy. Lot 4, 25-35-9 (E W.M.)  
*Complete legal description is on page 2 of document.*

Assessor's Property Tax Parcel/Account Number(s): P44675; P44676

**TRUSTEE'S DEED**

THE GRANTOR, SEL, Inc., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys without express or implied warranty regarding title, possession, or encumbrances, to Columbia State Bank, GRANTEE, in accordance with RCW 61.24.050, all of the right, title and interest in the real property which David and Mary Hambright had at the time of the execution of the Deed of Trust recorded at Skagit County Auditor #200812150150 on December 15, 2008 or may thereafter acquired, and described as follows:

PARCEL "A":

That portion of Government Lot 4 in Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point which is 1,245 feet South and 397 feet East of the West 1/4 corner of said Section; thence South 100 feet, more or less, to a creek as it existed on March 20, 1939 and as described in deed recorded March 20, 1939 in Volume 176 of Deeds, page 470, records of Skagit County, Washington, which is the true point of beginning; thence Northwesterly along said creek 80 feet, more or less, to the intersection with the Easterly line of State Highway 17-A; thence Southwesterly along said highway 97.5 feet to the Northwest corner of a tract conveyed to Benton in deed recorded June 14, 1956, under Auditor's File No. 537427; thence South 36°33' East 19.5 feet; thence South 28°24' West 26.73 feet to the Northwest corner of a tract conveyed to Benton in deed recorded December 1, 1959 under Auditor's File No. 588419; thence South 40°54' East along said tract 103.8 feet; thence North 25° 16' East 27.33 feet to a point which lies 150 feet Southerly from the point of beginning, as measured along the Westerly line of a county road as it existed on October 4, 1948; thence along the Westerly line of said road to the true point of beginning; EXCEPT that portion, if any, lying within the tract deeded to Jarmin on February 2, 1973, and recorded under Auditor's File No. 780297.

Situate in the County of Skagit, State of Washington.

which bears property tax identification number P44675; P44676 and is commonly known 53074 State Route 20, Rockport, WA.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between David and Mary Hambright, as Grantor, SEL, Inc. as Successor Trustee to secure an obligation in favor of Columbia State Bank, as Beneficiary. A default occurred in the obligation secured or a covenant by the grantor, which by the terms of the deed of trust made operative the power to sell. A Notice of Default due to failure to make payments when due was mailed by certified mail to the borrower and guarantors on September 29, 2014, posted on the subject property on September 30, 2014.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154992  
DEC 11 2015

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

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Joan Hempill is the person who appeared before me, and said person acknowledged that she signed this instrument in her representative capacity for SEL, Inc. and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 12/10, 2015.

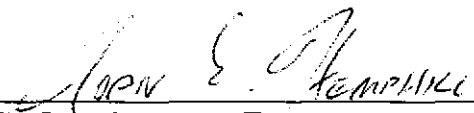


[Signature]  
[PRINT NAME] NATANIEL Q. VIGIL  
NOTARY PUBLIC for the State of Washington,  
residing at KING COUNTY, WA.  
My appointment expires: 6/29/2017.

A Notice of Sale was mailed by certified mail to the borrower and guarantors on June 11, 2015, posted on the subject property on June 13, 2015 and recorded with the Skagit County Auditor on June 12, 2015, at Auditor No. 201506120037. A Notice of Foreclosure with the accompanying Promissory Note and Deed of Trust was mailed to the borrower with the Notice of Sale. The above referenced sale was advertised in a newspaper of general circulation on August 15, 2015 and September 5, 2015.

The sale occurred within 120 days of the original date designated in the Notice of Sale, but not less than 190 days after the occurrence of an event of default. On December 11, 2015, the undersigned Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$ 271,852.76 by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute. Columbia State bank is the successor in interest to Summit Bank with regard to the obligations secured by the Deed of Trust.

DATED: December 11, 2015

  
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SEL, Inc., Successor Trustee  
By: Joan Hempill