

AFTER RECORDING RETURN TO:
CRMA INVESTMENTS, LLC AND
EASTSIDE FUNDING LLC FOR
SECURITY PURPOSES ONLY.
3933 Lake Washington Blvd NE Suite 100
Kirkland, WA 98033



201603180085

Skagit County Auditor \$75.00
3/18/2016 Page 1 of 3 3:00PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016905
MAR 18 2016

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

Allen A Dean AKA Allen A Allen, 46755428

TRUSTEE'S DEED

The GRANTOR, **Weinstein & Riley, P.S.**, 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 warranty to CRMA INVESTMENTS, LLC AND EASTSIDE FUNDING LLC FOR SECURITY PURPOSES ONLY, GRANTEE, that real property, situated in Skagit County, State of Washington, described as follows:

Assessor's Property Tax Parcel/Account Number(s): P122978

Abbreviated Legal: UNIT 425, GARDEN OF EDEN TOWNHOUSE
CONDOMINIUM

UNIT 425, "GARDEN OF EDEN TOWNHOUSE CONDOMINIUMS" ACCORDING TO THE DECLARATION THEREOF RECORDED JUNE 10, 2005, UNDER AUDITOR'S FILE NO. 200506100032 AND SURVEY MAP AND THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200506100033 RECORDS OF SKAGIT COUNTY, WASHINGTON

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 Allen A. Dean, An unmarried man, as Grantor, to T.D. Escrow Services, Inc., dba: T.D. Service Company as Trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Home Loan Center, Inc., dba: Lendingtree Loans and its

TRUSTEE'S DEED - 1

Dean, 46755428
WA-Trustee's Deed Lender

200764260078

successors and assigns as Beneficiary, dated April 8, 2007 recorded under Recording No. 200704260078.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Home Loan Center, Inc., dba: Lendingtree Loans and 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 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. CitiMortgage, Inc. being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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 on November 30, 2015 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property as Instrument No. 201511300169.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the Main Entrance of the Skagit County Courthouse, 205 W. Kincaid St. (3rd & Kincaid St.), Mount Vernon, WA 98273 located at Skagit County, State of Washington, a public place on March 4, 2016 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 ninety (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-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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.

TRUSTEE'S DEED - 2

