

AFTER RECORDING RETURN TO:

KEYS PROPERTY INVESTMENT, LLC
AND EASTSIDE FUNDING, LLC
(FOR SECURITY PURPOSES ONLY)
3927 Lake Washington Blvd., NE
Kirkland, WA 98033

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20237046
Date 06/27/2023

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT
TO THE FOLLOWING ADDRESS:

KEYS PROPERTY INVESTMENT, LLC
AND EASTSIDE FUNDING, LLC
(FOR SECURITY PURPOSES ONLY)
3927 Lake Washington Blvd., NE
Kirkland, WA 98033

TRUE AND ACTUAL CONSIDERATION:
\$602,000.00

TRUSTEE'S DEED

TRUSTEE: NANCY K. CARY, Successor Trustee, PO Box 1475, Eugene, OR 97440

GRANTEE: KEYS PROPERTY INVESTMENT, LLC AND EASTSIDE FUNDING, LLC (FOR SECURITY PURPOSES ONLY), 3927 Lake Washington Blvd., NE, Kirkland, WA 98033

RECITALS:

A. CHRISTIAN NELSON AND KRYSTAL D. NELSON, Grantor, executed and delivered to LAND TITLE COMPANY OF SKAGIT COUNTY, Trustee for the benefit of PEOPLES BANK, Beneficiary, a Trust Deed dated April 18, 2017 and recorded on April 28, 2017, in the Official Records of Skagit County, Washington as Auditor's File No. 201704280108 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Abbreviated Legal: ptn Trs. 3 & 4, SP #98-78, being a ptn of Tr. 36, Burlington Acreage (more fully described on the attached Exhibit A)

Tax Account No.: P62505/3867-000-036-0103

Real Property Address: 212 Gardner Road, Burlington, WA 98233/214 Gardner Road, Burlington, WA 98233

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. Peoples Bank originated the loan evidenced by the promissory note and trust deed. Peoples Bank has been the holder of the promissory note (since the origination of the loan) and has been the true beneficiary of the trust deed pursuant to Washington case law. To avoid confusion, an Assignment of Trust Deed from Mortgage Electronic Registration Systems, Inc. (MERS) was recorded on September 8, 2022, in the Official Records of Skagit County, Washington as Auditor's File No. 202209080035.

C. NANCY K. CARY was appointed Successor Trustee of the Trust Deed. The appointment was recorded on September 8, 2022 in the Official Records of Skagit County, Washington as Auditor's File No. 202209080038.

D. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on October 14, 2022 in the Official Records of Skagit County, Washington as Auditor's File No. 202210140084.

E. After recording the Notice of Trustee's Sale, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 120 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 120 days prior to the day the Trustee conducted the sale.

3. By publishing such notice in the Skagit County Herald, a newspaper of general circulation in Skagit County, Washington, once between the 35th day and the 28th day before the sale date and once between the 14th and the 7th day before the sale date.

F. The Trust Deed, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

G. Prior to the Trustee's Sale, no action on an obligation secured by the Trust Deed was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.

H. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24.

I. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital D. of this deed.

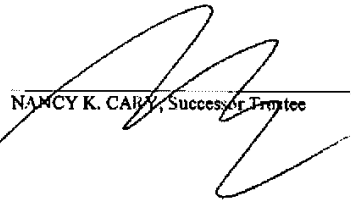
J. On June 9, 2023, at 11:00 a.m. at the front of the Skagit Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.

K. At no time during the period of time between the recording of the Notice of Trustee's Sale and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.

- L. The true and actual consideration paid for this transfer is \$602,000.00.
- M. In construing this instrument, whenever the context requires, the following shall apply:
 1. References to a specific gender shall include the masculine, feminine and neuter genders.
 2. Reference to the singular shall include the plural and vice versa.
 3. References to the Trustee shall include any Successor Trustee.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed.

Dated: June 9, 2023.




 NANCY K. CARY, Successor Trustee

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

On this day personally appeared before me NANCY K. CARY, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed by same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal on June 9, 2023.





 Notary Public for Oregon
 Residing at: Eugene, Oregon
 My Commission Expires: 9/16/2023

Exhibit A

Tract 4 and the North 20 feet of Tract 3 of Short Plat No. 98-78, approved December 6, 1978 and recorded December 7, 1978, under Auditor's File No. 892644, in Volume 3 of Short Plats, page 48, records of Skagit County, Washington; being a portion of Tract 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said Tract 4 described as follows:

Begin at the Southeast corner of Tract 1 of said Short Plat;
thence North along the East lines of Tracts 1, 2 and 3 of said Short Plat to a point on the South line of the North 20 feet of said Tract 3; thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat;
thence South along said parallel line to a point on the South line of said Tract 4;
thence West along said South line to the point of beginning.

AND EXCEPT those portions of Tract 4, described as follows:

- 1.) Beginning at the Northeast corner of said Tract 4;
thence South $89^{\circ}39'50''$ West along the North line of said Tract 4, a distance of 23.41 feet;
thence South $0^{\circ}43'26''$ East, a distance of 329.94 feet to a point on the South line of said Tract 4;
thence North $89^{\circ}37'16''$ East along the South line of said Tract 4, a distance of 21.44 feet to the Southeast corner of said Tract 4;
thence North $0^{\circ}22'53''$ West along the East line of said Tract 4, a distance of 329.91 feet to the true point of beginning.
- 2.) Beginning at the Northeast corner of said Lot 4;
thence South $89^{\circ}39'50''$ West along the North line of said Lot 4, a distance of 28.60 feet to the true point of beginning;
thence South $0^{\circ}31'55''$ East, a distance of 12.65 feet;
thence North $89^{\circ}44'28''$ West parallel to and 5 feet North of an existing fence line running East and West, a distance of 303.42 feet to a fence line which runs North and South;
thence North $0^{\circ}45'10''$ West along said fence line, a distance of 9.50 feet to the North line of said Lot 4;
thence North $89^{\circ}39'50''$ East along the North line of said Lot 4, a distance of 303.45 feet to the true point of beginning.

Situats in the County of Skagit, State of Washington.