

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238977
Date 12/08/2023

WHEN RECORDED RETURN TO:

Tony Kullen [EC]
Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204

TRUSTEE'S DEED

Grantor: Tony Kullen, Successor Trustee
Grantee: Mann Mortgage, LLC, a Montana limited liability company
Legal Description: Lot 217, Nookachamp Hills PUD Ph. 3 & 4, PL07-0870
Assessor's Property Tax Parcel or Account No.: 4963-000-217-0000/P 127770
Reference Numbers of Documents Referenced: 202103190170

The Grantor, Tony Kullen, 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 Mann Mortgage, LLC, a Montana limited liability company, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 217, plat of "NOOKACHAMP HILLS PUD PHASES 3 and 4, PL07-0870", as per plat recorded as Skagit County

Auditor's File No. 200807240089, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

RECITALS:

1. The conveyance is made pursuant to the powers, including the power of sale, conferred upon said Successor Trustee by that certain Deed of Trust between **Beverly J. Castro, a married woman**, as Grantor, to **Guardian Northwest Title Company**, as Trustee, and **Mann Mortgage, LLC, a Montana limited liability company**, as Beneficiary, dated March 19, 2021, and recorded March 19, 2021, under Auditor's Recording No. 202103190170, of the Records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of **\$412,751.00**, with interest thereon, according to the terms thereof, in favor of **Mann Mortgage, LLC, a Montana limited liability company**, 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 agriculture or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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. **Mann Mortgage, LLC, a Montana limited liability company**, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on July 28, 2023, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's Recording No. 202307280144.

7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale at the **Front Steps of the Skagit County Superior Court, 205 W. Kincaid Street, Mount Vernon, Washington**, a public place, on December 1, 2023, at 11:00 a.m., 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 Successor 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 seventh and fourteenth day before the date of sale; and further, included with 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, 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.

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 **December 1, 2023**, at **11:00 a.m.** the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$260,612.14**.

DATED: December 8, 2023.

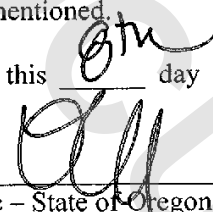


Tony Kullen, Successor Trustee

STATE OF OREGON)
) ss.
County of Multnomah)

On this day personally appeared before me, Tony Kullen, Successor Trustee, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 8th day of December, 2023.



Notary Public – State of Oregon

