

RETURN TO:
JAMES B. FINLAY, Attorney
P.O. Box 755
Long Beach, WA 98631



201109090024
Skagit County Auditor

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TRUSTEE'S DEED

Grantor: Finlay, James B., Trustee
Grantee: Sopher, Raymond E
Legal Description (abbreviated): Lot 20 "WHITE FALLS ESTATES"
Assessor's Tax Parcel ID No. 70324

The Grantor, **JAMES B. FINLAY**, 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 **RAYMOND E. SOPHER, as his separate property**, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 20, "WHITE FALLS ESTATES", according to the plat thereof, recorded in Volume 8 of Plats, pages 75, 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 **GREG L. MOREY, a single person**, as Grantor, to First American Title Insurance Company, as Trustee, and **RAYMOND E. SOPHER**, as Beneficiary, dated February 27, 2008, and recorded under Auditor's No. 200803110091, 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 \$ 10,800.00, with interest thereon, according to the terms thereof, in favor of **RAYMOND E. SOPHER**, 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 Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112706

SEP 09 2011

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

5. **RAYMOND E. SOPHER**, 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 the 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 5/13/11, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under the Auditor's recording No. 201105130030.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the front steps of the Skagit County Courthouse in Mount Vernon, Washington, a public place, on August 26, 2011, at 10:00 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 with this Notice, which was transmitted or served to or upon the Grantor or Grantor's 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on August 26, 2011, 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 therefor, the property hereinabove described for the sum of \$10,813.00 (cash) (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).

DATED: 8/31/11, 2011.


JAMES B. FINLAY, Successor Trustee



201109090024
Skagit County Auditor

STATE OF WASHINGTON)

SS:

COUNTY OF PACIFIC)

On this day personally appeared before me, **JAMES B. FINLAY**, to me known to be the individual in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on August

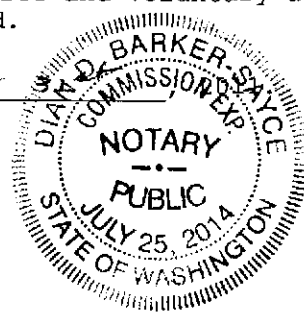
Diana D. Barker-Sayce

Print Name: DIANA D. Barker-Sayce.

NOTARY PUBLIC of Washington,

residing at Sevren.

Commission expires: 7-25-2014.



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