



201111030099

Skagit County Auditor

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**AFTER RECORDING RETURN TO:**

Washington Federal Savings  
Attn: Foreclosure Department  
425 Pike Street  
Seattle, WA 98101-2334

Shultz, George E & Janet D, 1452.1115651

**LAND TITLE OF SKAGIT COUNTY**

179615-S

**TRUSTEE'S DEED**

The **GRANTOR, Bishop, White, Marshall & Weibel, 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 **Washington Federal Savings, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s): P118072**

Abbreviated Legal: Lot 6, Alger Valley Acres TGW Easement

See Exhibit 'A' Together with that certain 66 x 28 foot Greenbriar manufactured home bearing VIN No. 2191-0166-P AB and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on January 8, 2002 under Recording/Auditor's No. 200201080073

**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 George E Shultz and Janet D Shultz, formerly Janet D Stewart, husband and wife, as Grantor, to Washington Services, Inc., a Washington Corporation as Trustee, and Washington Federal Savings as Beneficiary, dated May 16, 2008 recorded on May 21, 2008 as No. 200805210028.

TRUSTEE'S DEED - 1

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2011/11/03  
NOV 03 2011

Amount Paid \$ 0  
By Skagit Co. Treasurer  
Mg Deputy

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 Washington Federal Savings 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. Washington Federal Savings 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 July 21, 2011 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201107210080.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on October 21, 2011 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

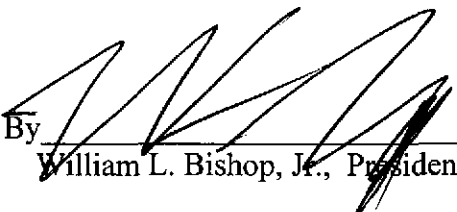
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9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 21, 2011, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$220,460.17.

Dated: November 2nd 2011

Bishop, White, Marshall & Weibel, P.S.

By   
William L. Bishop, Jr., President

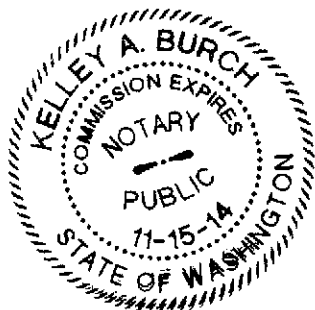
State of Washington )

) ss:

County of King )

On this 2nd day of November, 2011 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the date and year first above written.





Kelley A. Burch  
Notary Public in and for the State of  
Washington, residing at: Tacoma  
My Commission Expires: 11-15-14

TRUSTEE'S DEED - 3

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## Exhibit A

### DESCRIPTION:

#### PARCEL "A":

Lot 6, "PLAT OF ALGER VALLEY ACRES," as recorded May 7, 2001 under Auditor's File No. 200105070084, records of Skagit County, Washington.

#### PARCEL "B":

An easement for ingress, egress and utilities in Sections 29 and 30, Township 36 North, Range 4 East, W.M., being 60 feet in width, lying 30 feet on each side of the following described centerline:

Commencing at the East  $\frac{1}{4}$  corner of said Section 30;  
thence North  $86^{\circ}19'27''$  West along the South line of the Northeast  $\frac{1}{4}$  of said Section 30, a distance of 901.68 feet to the Easterly right of way margin on Friday Creek Road (being 30 feet Easterly of centerline of right of way);  
thence North  $3^{\circ}57'38''$  West along said Easterly right of way margin a distance of 30.27 feet to the true point of beginning;  
thence South  $86^{\circ}19'27''$  East a distance of 184.70 feet to the beginning of a curve to the left having a radius point being North  $3^{\circ}40'33''$  East a distance of 200.00 feet;  
thence Northeasterly along said curve an arc distance of 224.24 feet through a central angle of  $64^{\circ}14'23''$ ;  
thence North  $29^{\circ}26'10''$  East a distance of 231.52 feet to the beginning of a curve to the right, having a radius point bearing South  $60^{\circ}33'50''$  East a distance of 200.00 feet;  
thence Northeasterly along said curve an arc distance of 71.56 feet through a central angle of  $20^{\circ}30'01''$ ;  
thence North  $49^{\circ}56'11''$  East a distance of 798.45 feet to the beginning of a curve to the right having a radius point bearing South  $40^{\circ}03'49''$  East a distance of 200.00 feet;  
thence Northeasterly along said curve an arc distance of 25.88 feet;  
thence North  $57^{\circ}20'57''$  East a distance of 531.00 feet to the terminus of said centerline description herein referred to as "Reference Point A" and together with a 90.00 foot diameter cul de sac having a radius point lying South  $32^{\circ}39'03''$  East at a distance of 15.00 feet from the above described "Reference Point A".  
(Delineated on Plat of Alger Valley Acres as Tract "A" Corporate Road).

All Situated in Skagit County, Washington.



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