

AFTER RECORDING, RETURN TO:

Bruce C. and Judy A. Robertson
5376 Highway 9
Sedro Wooley, WA 98284



199907280057
Kathy Hill, Skagit County Auditor
7/28/1999 Page 1 of 4 11:57:15AM

DOCUMENT TITLE: **TRUSTEE'S QUIT CLAIM DEED** FIRST AMERICAN TITLE CO.
58994-1

REFERENCE NUMBER(S): Not applicable.

GRANTOR: **BROWN, Ronald G., U.S. Bankruptcy Trustee**

GRANTEE: **ROBERTSON, Bruce C.**
ROBERTSON, Judy A.

LEGAL DESCRIPTION: **SECTION 36, TOWNSHIP 36, RANGE 4; TN. SE - NE**
Additional legal on page ___ of document(s).

PARCEL NO.: **360436-1-011-0007 (R50779); 360436-1-011-0106 (R103359)**

*IN CONSIDERATION OF TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, the Grantor herein, **RONALD G. BROWN**, as the duly appointed, qualified and acting Trustee for the bankruptcy estate of James P. Stroud, proceedings in the United States Bankruptcy Court for the Western District of Washington at Seattle, Bankruptcy Case No. 98-13854, does hereby*

*GRANT, CONVEY, AND QUITCLAIM unto **BRUCE C. ROBERTSON** and **JUDY A. ROBERTSON**, Husband and Wife, all of the Grantor's interest in the following described real estate, situated in the County of **SKAGIT**, State of Washington, and legally described as follows:*

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT ROAD ALONG THE EAST LINE THEREOF, AND EXCEPT THE SOUTH 40 FEET OF THAT PORTION THEREOF LYING WEST OF THE CENTER LINE OF A SMALL STREAM KNOWN AS "WHISKEY CREEK," WHICH RUNS NORTHERLY AND SOUTHERLY, APPROXIMATELY THROUGH THE CENTER OF SAID SUBDIVISION AS THE SAME EXISTED ON APRIL 17, 1964; IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN LAW OR EQUITY.

Pursuant to an Order of the United States Bankruptcy Court for the Western District of Washington, at Seattle, entered in Bankruptcy Case Number 98-13854, on the 9th day of June, 1999, a copy of which Order is attached hereto as Exhibit "A," this conveyance is made free and clear of all liens and encumbrances of record, the validity and priority of all such liens and encumbrances shall be determined by said Bankruptcy Court at a later date, within the context of said Bankruptcy Case No. 98-13854.

The sale is "AS IS" and "WHERE IS" and the Grantor makes no warranties, express or implied.

IN WITNESS WHEREOF, the undersigned hereto sets his hand this 21st day of July, 1999.

30615
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 28 1999

Amount Paid \$ 1,422.90
By Skagit Co. Treasurer
100 Deputy

[Signature]
RONALD G. BROWN, Trustee for the Bankruptcy Estate
of James P. Stroud,

STATE OF WASHINGTON)
)
COUNTY OF KING)

On this 21st day of July, 1999, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RONALD G. BROWN, to me known to be the individual described in and who executed the within Trustee's Quit Claim Deed, and acknowledged that he signed the same as his free and voluntary act and deed, in accordance with his statutory duty as Bankruptcy Trustee.

Colleen Conroy
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
Colleen Conroy
(print/type notary name)
My commission expires: 10-31-2002

D-ESC ROBERTSON qcd



199907280057
Kathy Hill, Skagit County Auditor
7/28/1999 Page 2 of 4 11:57:15AM

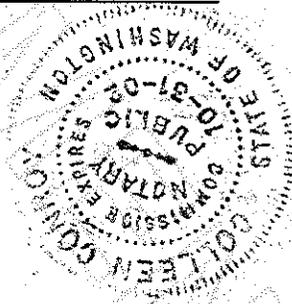


EXHIBIT A

The Honorable Philip H. Brandt
U.S. Bankruptcy Court
Western District of Washington
Chapter 7

JUN - 9 1999

PHILIP H. BRANDT
BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

In Re:)	Chapter 7
JAMES P. STROUD,)	No. 98-13854
)	
Debtor.)	ORDER AUTHORIZING
)	SALE OF REAL PROPERTY

THIS MATTER having come before the court this day on the trustee's motion, notice having been properly given to creditors and other interested parties and no objection having been made, the court having reviewed and records and files herein and being fully advised, now, therefore, pursuant to 11 U.S.C. 363 of the Bankruptcy Code,

IT IS HEREBY ORDERED as follows:

1. The trustee is authorized to sell, free and clear of liens and encumbrances, the estate's interest in certain real property, commonly known as 5376 Highway 9, Sedro Woolley, WA 98284, free and clear of liens, to Bruce and Judy Robertson for the sum of \$93,000.00.

2. The sale shall be "as is" without guarantee or warranty. Liens and encumbrances, if any, shall attach to the proceeds of sale with the validity, priority and amount of said claims to be determined in subsequent proceedings before this Court. The sale

ORDER AUTHORIZING SALE OF STOCK
AND ABANDONMENT - 1



199907280057

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7/28/1999 Page 3 of 4 11:57:15AM

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SEATTLE WASHINGTON 98101
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1 shall be subject to the purchasers obtaining loan financing for the
2 purchase.

3 3. As part of the sale, the Trustee is authorized to incur
4 ordinary costs of sale, escrow fees, real estate commission charges
5 of eight per cent (8%) of the gross sales price, payment of any
6 delinquent real property taxes, and other closing charges. Escrow
7 fees shall be shared equally between the estate and the purchasers.

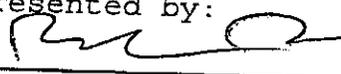
8 4. The escrow is further authorized to pay the debtor's
9 homestead exemption claim of \$30,000 from the proceeds of sale.

10 DONE IN OPEN COURT this 9 day of June, 1999.

11 /S/ P.H. BRANDT

12 UNITED STATES BANKRUPTCY JUDGE

13
14 Presented by:

15 
16 Ronald G. Brown, WSBA #8816
Chapter 7 Trustee



199907280057

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7/28/1999 Page 4 of 4 11:57:15AM

26
27
28 ORDER AUTHORIZING SALE OF STOCK
AND ABANDONMENT - 2

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