After recording return to LUDWIGSON, THOMPSON, HAYES & BELL 119 No. Commercial St., Suite 170 P.O.Box 399 Bellingham, WA. 98227 (360) 734-2000



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Document:

TRUSTEE'S DEED

Grantor(s):

JOHN S. LUDWIGSON, Trustee

Beneficiary:

HORIZON BANK, a Washington corporation HORIZON BANK, a Washington corporation

Grantee(s):

Abbreviated Legal Description: Lot B, Skagit County Short Plat No. 99-0018; being ptn NW NW 13-35-5

Assessor's Tax/Parcel Number(s):

350513-2-002-0100

TRUSTEE'S DEED

The Grantor, JOHN S. LUDWIGSON, as present Successor 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: HORIZON BANK, a Washington corporation, Grantee, that real property, situated in Skagit County, Washington, described as follows:

See legal attached hereto

Situated in Skagit County, Washington.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

PARCEL NO: 350513-2-002-0100

MAR 2 3 2007

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 Paul Schweikert III and Stacey A. Schweikert, as Trustees on behalf of Schweikert Family Trust dated March 18, 1999, as Grantors, to Westward Financial Services as Trustee, and Horizon Bank, as Beneficiary, dated April 18, 2001, recorded April 20, 2001, as Auditor's File No. 200104200002, of the Official 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 \$1,050,000.00, with interest, thereon, according to the terms thereof, in favor of Horizon Bank, 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. HORIZON BANK 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 January 29, 2007, recorded in the Office of the Auditor of Skagit County, Washington, a "Notice of Trustee's

Sale" of said property under Auditor's File No. 200701290035.

- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 a.m., March 23, 2007, 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 twice during the four weeks preceding the time 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 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.
- 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 March 23, 2007 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 described for the sum of \$1,022,696.02 (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 this 23rd day of March, 2007.

S. LUDWIGSON, Successor Trustee

STATE OF WASHINGTON) COUNTY OF WHATCOMS

On this day personally appeared before me JOHN S. LUDWIGSON, to me known to be the individual described 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 mentioned in the instrument.

2007.

NOTARY PUBLIC for the Washington.

My commission expires:

Skagit County Auditor

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Lot "B" of Short Plat No. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington, and being a portion of the Northwest % of the Northwest % of Section 13, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across the existing driveway located on and as shown on Lot "C" of said short Plat;

a non-exclusive easement for installation, maintenance and operation of drainfield facilities over, under and through Lot C of Short Plat No. 99-0018, approved December 14, 1999 and recorded under Auditor's File No. 199912140098, records of Skagit County, Washington, described as follows: WITH TOGETHER

Beginning at the intersection of the East line of Lot B of said short Plat and the South line of the 30 foot wide non-exclusive easement for ingress, egress and utilities to Lot B, as shown on easement for ingress, egress and utilities to Lot B, as shown on said Short Plat; thence South 30°48'25" West along the East line of said Lot B, a distance of 36.00 feet to the point of beginning of this easement description; thence South 64°50'52" East, a distance of 40.00 feet; thence South 42°17'13" West, a distance of 50.00 feet; thence North 64°50'52" West, a distance of 30.00 feet to the East line of said Lot B; thence North 30°48'25" East along said East line, a distance of 48.01 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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