



200706290196
Skagit County Auditor

6/29/2007 Page 1 of 3 2:00PM

AFTER RECORDING MAIL TO:

Name Michael and Carolyn Bennett

Address 1125 Orchard Avenue

City/State Snohomish, WA 98290

Document Title:

1. Trustee's Quit Claim Deed

Grantor:

1. Virginia Andrews Burdette, as Trustee in the Bankruptcy in the matter of Ryan J. Ostrom and Sheila A. Ostrom, debtors in the United States Bankruptcy Court for the Western District of Washington, Case No. 06-14138



First American Title Insurance Company

287222-JF
(this space for title company use only)

Grantee:

1. Michael Bennett and Carolyn Bennett, husband and wife

FIRST AMERICAN TITLE CO.

91041-1

Abbreviated Legal Description as follows:

Tracts A, C and D of City of Sedro-Woolley SPN SW-02-83, Rec. No. 8303090021, in Skagit County, WA


Assessor's Property Tax Parcel/Account Numbers:

4171-002-006-0005 P77152; 4171-002-006-0203 P77154; and 4171-002-006-0302 P77155

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

3089
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2007

Amount Paid \$ 10,863.⁰⁰
Skagit Co. Treasurer
By  Deputy

TRUSTEE'S QUIT CLAIM DEED

IN CONSIDERATION of the sum of six hundred ten thousand dollars (\$610,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Virginia Andrews Burdette, as Trustee in the Bankruptcy in the matter of Ryan J. Ostrom and Sheila A. Ostrom, debtors in the United States Bankruptcy Court for the Western District of Washington, Case No. 06-14138, Grantor, as authorized pursuant to the Order of the United States Bankruptcy Court dated June 8, 2007, does hereby grant, convey and quitclaim unto Michael Bennett and Carolyn Bennett, husband and wife, their executors, administrators, and assigns, all of the interest of the grantor in and to the following described real property located at 811 Moore Street and 207 Ball Street, Sedro Woolley, Skagit County, Washington 98284, legally described as:

TRACTS A, C AND D OF CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-02-83 AS APPROVED MARCH 8, 1983, AND RECORDED MARCH 9, 1983, IN VOLUME 6 OF SHORT PLATS, PAGE 51, UNDER AUDITOR'S FILE NO. 8303090021, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING ~~located~~ in LOT 6, PLATE NO. 2, SEDRO HOME ACREAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

This sale is "as is" and "where is", the grantor making no warranties, express or implied concerning the property being transferred, and the grantee does not, by accepting this conveyance, assume any responsibility for any debt secured by the property, except as noted in the attached Exhibit "A" to this Trustee's Quit Claim Deed.

DATED this 25 day of June, 2007.

Virginia Andrews Burdette, Bankruptcy
Trustee of the Estate of Ryan J. Ostrom and
Sheila A. Ostrom

STATE OF WASHINGTON
COUNTY OF KING



On this 25th day of June, 2007, before me personally appeared Virginia Andrews Burdette, Chapter 7 Trustee for the Bankruptcy Estate of Ryan J. Ostrom and Sheila A. Ostrom, who executed the within and foregoing Trustee's Deed in her capacity as bankruptcy trustee, as her free and voluntary act and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal this 25th day of June, 2007.

Notary Public in and for the State of
Washington, residing at Sedro Woolley WA
My Commission Expires 12-31-2008



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EXHIBIT A

The real property herein conveyed is subject to that Deed of Trust executed June 8, 2004, and recorded in Skagit County Auditor File No. 200406110109 on June 11, 2004, by and between Ryan Ostrom and Sheila Ostrom and Grantor, and Doyle Guffie and Mary Guffie, husband and wife, as Beneficiary. Grantees Michael Bennett and Carolyn Bennett, husband and wife, assume and agree to pay the Deed of Trust and Note secured thereby according to its terms and as amended, pursuant to a separate agreement recorded herewith.



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