

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273



200708100132
Skagit County Auditor
8/10/2007 Page 1 of 5 11:49AM

TRUSTEE'S DEED

Grantor (s): SKAGIT LAW GROUP, PLLC, Successor Trustee
Grantee (s): ROBERT CLAUS, a married man,
JAMES CLAUS, a married man,
VICTORIA CLAUS, a single woman

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):
Abbreviated Legal: ptn NW ¼ of NE 1/4, 29-35-6E W.M.
aka Trs. A & B, SP 38-75

Additional Legal on page(s): 1, 2
Assessor's Tax Parcel No.: 350629-1-009-0108 / P42003
350629-1-009-0009 / P42002

THE GRANTOR, SKAGIT LAW GROUP, PLLC, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to: ROBERT CLAUS, a married man, JAMES CLAUS, a married man, and VICTORIA CLAUS, a single woman, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

The North 506.70 feet of the West 304.17 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M., as measured along the Westerly and Northerly lines of said subdivision;

EXCEPT South Skagit Highway along the North line thereof;

AND EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes, by Deed recorded January 30, 1951, under Auditor's File No. 456321;

AND ALSO EXCEPT the North 30 feet and the West 30 feet thereof conveyed to Skagit County for road purposes by Deed recorded October 30, 1975 under Auditor's File No. 825548.

(Also known as Parcel "A" of Short Plat No. 38-75.)

Situate in the County of Skagit State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. 38-75, approved December 5, 1975, recorded December 15, 1975, under Auditor's File No. 827408, in Volume 1 of Short Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 38-75; thence South 89°06'00" East along the South line of the South Skagit Highway, 153 feet; thence South parallel to the East line of said Tract "A", 476.70 feet; thence North 89°06'00" West, 153 feet to the Southeast corner of said Tract "A"; thence North along the East line of said Tract "A", a distance of 476.70 feet to the point of beginning;

(being a portion of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

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 dated August 23, 2001, recorded August 28, 2001 under Auditor's File No. 200108280086, records of Skagit County, Washington, and re-recorded September 5, 2001, under Auditor's File No. 200109050053, records of Skagit County, Washington, from Gary L. Bisbey and Valorie Bisbey, husband and wife, to Land Title Company of Burlington, as Trustee, to secure an obligation in favor of Skagit State Bank, as Beneficiary. Skagit Law Group, PLLC has been appointed Successor Trustee under said Deed



of Trust pursuant to an Appointment of Successor Trustee recorded on December 19, 2006 under Skagit County Auditor's File No. 200612190090.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$77,023.97, with interest thereon, according to the terms thereof, in favor of SKAGIT STATE 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell; the 30-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. SKAGIT STATE BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on March 2, 2007 recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under recording number 200703020110.

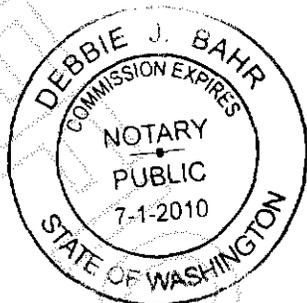
7. The Successor Trustee, in his aforesaid Notice of Trustee's Sale dated February 14, 2007, fixed the place of sale as the entrance/front steps of the Skagit County Courthouse, 205 W. Kincaid Street, City of Mount Vernon, State of Washington, a public place, at 10:00 a.m. on June 15, 2007, and in accordance 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 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the 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 to or served upon the Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Promissory Note dated August 23, 2001, Assignment of Rents dated August 23, 2001, and Extension Agreements or Change in Payment Date dated December 17, 2002 and December 9, 2003, were attached.

8. The Successor Trustee, pursuant to RCW 61.24.040(6), by public proclamation, at the June 15, 2007 date and time fixed for sale continued the sale to July 13, 2007 at 10:00 a.m., and at which date and time, by public proclamation, continued the sale to July 20, 2007 at 9:30 a.m.,



stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Law Group, PLLC, a Washington professional liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 31, 2007.



Debbie J. Bahr
NOTARY PUBLIC
Debbie J. Bahr
My appointment expires: 07/01/2010

