



200708310134

Skagit County Auditor

WHEN RECORDED RETURN TO:

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William R. Allen
PO Box 437
Sedro Wolley, WA 98284

[This Space Provided For Recordors Use]

Information Required by RCW Ch. 36.18 and 65.04.

Document Title: Trustee's Deed
Reference Number(s) of Document Assigned or Released: 200504250217
Grantor(s): Warren & Duggan, PLLC
Grantee: LRDTD Johnson Partnership, a Washington general partnership
Legal Description (abbreviated: i.e., lot, block, plat or section, township, range): Lot 11, PLAT OF ANKNEY HEIGHTS *(Additional Legal below)*.
Assessor's Property Tax Parcel/Account Number(s): 4779-000-011-0000

TRUSTEE'S DEED

The GRANTOR, Warren & Duggan, PLLC, as 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: LRDTD Johnson Partnership, a Washington general partnership, GRANTEE, that real property, situated in the County of Skagit, State of Washington, legally described as follows:

Lot 11, PLAT OF ANKNEY HEIGHTS, according to the plat thereof, recorded under Auditor's File No. 200108230090, records of Skagit County, Washington.

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 Advocate Group Enterprises, LLC, a Washington Limited Liability Company, as Grantor, to Chicago Title Company, as original Trustee, Warren & Duggan, PLLC, successor Trustee, and Private Lenders Group, L.L.C., as beneficiary, which beneficial interest was assigned to PRK Funding Services, Inc., a Washington corporation, as Custodian for the Noteholders in PLG Fund I, LLC, a Washington limited liability company, dated April 21, 2005, recorded April 25, 2005 as Auditor's/Recorder's

No. 200504250217, and subsequently assigned under Auditor's/Recorder's No. 200504250218, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$247,000 with interest thereon, according to the terms thereof, in favor of Beneficiary 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 make 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. PRK Funding Services, Inc., a Washington corporation, as Custodian for the Noteholders in PLG Fund I, LLC, a Washington limited liability company, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 May 3, 2007 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's/Recorder's No. 200705030108.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as August 17, 2007, at the front entrance to the Skagit County Courthouse, 205 W. Kincaid St., Mt. Vernon, WA 98273, a public place, at 10:00 o'clock a.m., 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- second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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.

8. During foreclosure no action was pending on an obligation secured by said Deed of Trust.



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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 defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 17, 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 hereinabove described, for the sum of \$371,000, 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 20th day of August, 2007.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4167
AUG 31 2007

Amount Paid \$ 6
Skagit Co. Treasurer
By mem Deputy

WARREN & DUGGAN, PLLC, TRUSTEE

By [Signature]
Michael J. Warren, Manager

STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

ON THIS DAY before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael J. Warren, known to me to be the individual in and who executed the within and foregoing instrument as Manager of Warren & Duggan, PLLC, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal this 20th day of August, 2007.

[Signature]
NOTARY PUBLIC in and for the State of
Washington residing at Seattle
My Commission Expires: 9/24/10



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