

Filed for Record at Request of:

Law Offices of Gregory E. Thulin, P.S.
119 N. Commercial Street, Suite 660
Bellingham, WA 98225



200807010037
Skagit County Auditor

7/1/2008 Page 1 of 2 11:00AM

Grantor: Gregory E. Thulin, Successor Trustee
Grantees: Elmer Martin and Mabel Martin, h/w
Abbreviated legal: Ptn SE ¼ of NE ¼, 12-35-4 E W.M.
Tax Parcel Numbers: 350412-1-015-0002 (P36265)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2159
JUL 01 2008

TRUSTEE'S DEED

Amount Paid \$ 0
Skagit Co. Treasurer
By *mem* Deputy

THE GRANTOR, GREGORY E. THULIN, as present 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 Elmer Martin and Mabel Martin, husband and wife, Grantees, that real property, situated in the County of Skagit, State of Washington, described as follows:

The North half of the South half of the Southeast quarter of the Northeast quarter Section 12, Township 35 North, Range 4 East W.M., EXCEPT road right-of-way, AND EXCEPT an easement for ingress and egress over the South 30 feet thereof.

Situate in the County of Skagit, State of 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 Erika H. Maddox, as her separate estate, as Grantor, to Land Title Company of Skagit, as Trustee, and Pacific West Investments, Inc., a Washington corporation, as Beneficiary, dated January 18, 2006, recorded February 3, 2006, as Auditor's File No. 200602030188, 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 \$180,000 with interest thereon, according to the terms thereof, in favor of Pacific West Investments, Inc. 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 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. Elmer Martin and Mabel Martin, husband and wife, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the Trustee a written request directing said 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on March 5, 2008,

