

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



200902170231

Skagit County Auditor

2/17/2009 Page

1 of

4

2:36PM

TRUSTEE'S DEED

Grantor (s):

SKAGIT LAW GROUP, PLLC

Grantee (s):

DONALD I. MOE, a married man as his separate property, and GERALD N. MOE, a married man as his separate property, as to an undivided 21.24%, and JERALD S. GARD and JENNIFER S. GARD, husband and wife, as to an undivided 78.76%, as tenants in common

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal:

Ptn Gov. Lot 6, 25-34-3 E W.M.

Additional Legal on page(s):

1, 2

Assessor's Tax Parcel Nos.:

340325-0-014-0101 / P101639

340325-0-014-0002 / P22680

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 DONALD I. MOE, a married man as his separate property, and GERALD N. MOE, a married man as his separate property, as to an undivided 21.24%, and JERALD S. GARD and JENNIFER S. GARD, husband and wife, as to an undivided 78.76%, as tenants in common, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

A tract of land in Government Lot 6, Section 25, Township 34 North, Range 3 East W.M., described as follows:

Beginning at a point on the West side of said Lot at a distance of 536.3 feet South of the Northwest corner;

thence running North along the West line thereof to the said Northwest corner;
thence running East along the North line of said Lot 6 to the Skagit River;
thence Southerly to a point 536.3 feet South of the North line of said Lot 6;
thence West to the place of beginning;

EXCEPTING therefrom County Roads and Dike rights of ~~REAL~~ ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON

FEB 17 2009

Amount Paid \$ 400
Skagit Co. Treasurer
By MF Deputy

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 15, 2006, recorded August 22, 2006 under Auditor's File No. 200608220096, records of Skagit County, Washington, from CRAIG L. SIDES, a married man as his separate property, as Grantor, 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 August 6, 2008 under Skagit County Auditor's File Number 200808060058.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments due under a Credit Agreement dated August 15, 2006 which covers a revolving line of credit for the principal amount of \$200,000.00, 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 Grantors, or their 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.



200902170231

Skagit County Auditor

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 October 17, 2008, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's file number 200810170062.

7. The Successor Trustee, in his aforesaid Notice of Trustee's Sale, 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 January 16, 2009, 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' Credit Agreement 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 no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on January 16, 2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantees, the highest bidder therefor, the property hereinabove described for the sum of \$279,000.00, or by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

11. This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantees understand, acknowledge and agree that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantees concerning the Property and that the Trustee owed no duty to make disclosures to

///

///

///

///



Grantees concerning the Property, Grantees relying solely upon their own due diligence investigation before electing to bid for the Property.

DATED this 31st day of January, 2009.

SKAGIT LAW GROUP, PLLC

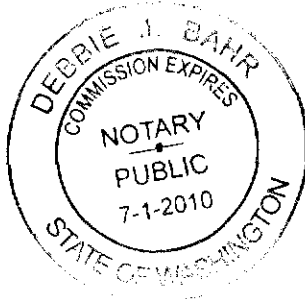
By 

Craig E. Cammock , WSBA #24185, Member
Successor Trustee
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Law Group, PLLC, a Washington professional limited liability company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: January 31, 2009.





NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2010



200902170231

Skagit County Auditor

2/17/2009 Page 4 of 4 2:36PM