

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



200904020100

Skagit County Auditor

4/2/2009 Page 1 of 4 12:21PM

TRUSTEE'S DEED

Grantor (s): SKAGIT LAW GROUP, PLLC
Grantee (s): THOMAS M. SHAFER and AGNIESZKA D.
SHAFER, husband and wife
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lots 9 & 10, Blk 15, 1st Plat of Ship Harbor
Additional Legal on page(s): 1
Assessor's Tax Parcel No.: 3816-015-010-0004/P58997

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 THOMAS M. SHAFER and AGNIESZKA D. SHAFER, husband and wife, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 9 and 10, Block 15, "FIRST PLAT OF SHIP HARBOR," as per plat recorded in Volume 1 of Plats, page 13, records of Skagit County, Washington.

Situate in the City of Anacortes, 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 dated June 7, 2006, recorded June 12, 2006,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 02 2009

-1-

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

under Auditor's File No. 200606120003, records of Skagit County, Washington, from NATHAN ADAM FRENCH, a single person, as Grantor, to LUKE, CASTEEL, & OLSEN, PSC, a Washington professional service corporation, as Trustee, to secure an obligation in favor of JAMES B. BOWERS and BERNADEEN K. BOWERS, husband and wife, as Beneficiary, which beneficial interest was subsequently assigned to THOMAS M. SHAFER and AGNIESZKA D. SHAFER, husband and wife, pursuant to an Assignment of Beneficial Interest in Deed of Trust dated July 30, 2008 and recorded August 8, 2008, under Auditor's File No. 200808080091, records of Skagit County, Washington. SKAGIT LAW GROUP, PLLC has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on October 31, 2008 under Skagit County Auditor's File Number 200810310111.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$129,000.00, with interest thereon, in accordance with the terms thereof, including any admendments and/or assignments thereto, payable to Beneficiary or order, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust and Assignment of Beneficial Interest in 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. THOMAS M. SHAFER and AGNIESZKA D. SHAFER, husband and wife, 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 November 14, 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 200811140094.

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 March 6, 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 Grantor's Promissory Note, Deed of Trust, Assignment of Beneficial Interest in Deed of Trust, Acknowledgement of Assignment of Promissory Note and Deed of Trust, and Assignment of Promissory Note 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 March 6, 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 \$183,822.52, 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 March, 2009.

SKAGIT LAW GROUP, PLLC

By 
Catherine R. (Kate) Szurek, WSBA #26723,
Member
Successor Trustee
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000



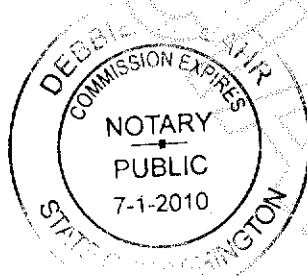
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Skagit County Auditor

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Catherine R. (Kate) Szurek is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she 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: March 31, 2009.



Debbie J. Bahr

NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2010



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Skagit County Auditor