

Filed for Record at Request of:

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



200904220093  
Skagit County Auditor

4/22/2009 Page 1 of 2 11:42AM

## TRUSTEE'S DEED

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 LAVERNE KRIEGER and WILLIAM KRIEGER, each as to an undivided 50% interest, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Begin at a point on the North line of the road along the South line of said subdivision, commonly known as Section Street, at a point 297 feet East of the West line of the East 30 rods of said subdivision; thence East along said North line to the West line of the East 30 feet of said subdivision, as conveyed to the City of Mount Vernon by Deed recorded as Auditor's File No. 869709 for LaVenture Street; thence North along said West line 660 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

EXCEPT the South 215 feet to center right-of-way thereof.

Situate in Skagit County, Washington.

Assessor's Tax Parcel No. P26686.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1101  
APR 22 2009

Amount Paid \$<sup>00</sup>  
Skagit Co. Treasurer  
By *man* 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 between John and Shannon Ellis, husband and wife, as Grantor, to First American Title Company, as Trustee, and Timothy and Lori Spink, husband and wife, as Beneficiary, dated March 22, 2004, recorded March 23, 2004, as Auditor's File No. 200403230169, records of Skagit County, Washington. The Deed of Trust was assigned to LaVerne E. Krieger and William Krieger, each as to an undivided 50% interest, by instrument recorded on May 11, 2007, under Auditor's File No. 200705110127.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of an installment note in the sum of \$203,000.00 with interest thereon, according to the terms thereof, in favor of Timothy and Lori Spink, husband and wife, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The 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 Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. LaVerne E. Krieger and William Krieger being then the holders of the indebtedness secured by the 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 the Deed of

Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on December 22, 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 No. 200812220045.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, Washington, a public place, at 10:00 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 35 and 28 days prior to the sale and again between 14 and 7 days prior to 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 or served to or upon the Grantor or Grantor's successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on April 17, 2009, 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 \$233,559.94, 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.

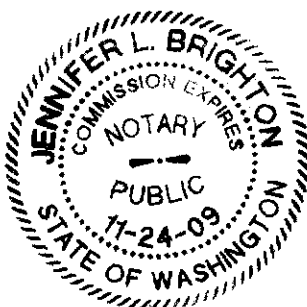
DATED this 20<sup>th</sup> day of April, 2009.

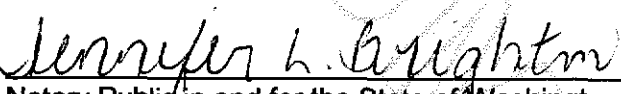
  
Gregory E. Thulin, Trustee

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF WHATCOM    )

On this day personally appeared before me Gregory E. Thulin, to me known to be the individual described in and who executed the within and foregoing instrument, 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 20<sup>th</sup> day of April, 2009.



  
Notary Public in and for the State of Washington  
Print name: Jennifer L. Brighton  
My Commission expires: 11-24-09

