

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



200904290108

Skagit County Auditor

4/29/2009 Page

1 of

5 11:38AM

TRUSTEE'S DEED

Grantor (s):	SKAGIT LAW GROUP, PLLC
Grantee (s):	NORMAN W. NELSON, as his separate estate
Additional Grantor(s) on page(s)	
Additional Grantee(s) on page(s)	
Abbreviated Legal:	Ptn NE ¼ of NE ¼, 24-35-4 E W.M. and Lot 25 and ptn Tr. A, Thyme Square BSP
Additional Legal on page(s):	1, 2, 3
Assessor's Tax Parcel Nos.:	8062-000-025-0000 / P123752 8062-000-999-0000 / P123753

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 NORMAN W. NELSON, as his separate estate, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

The South 10 feet of the North ½ of the East 1/3 of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., and the South ½ of the East 1/3 of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., less the South 379 feet thereof, and less ½ of the County Road along the East line, said tract is more particularly described as being within the following described boundaries:

Beginning at a point on the East line of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., 379 feet North of the Southeast corner of the said Northeast ¼ of the Northeast ¼;

thence North along the East boundary line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ to a point 10 feet North of the East and West centerline of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence West parallel with the said centerline to a point $\frac{1}{3}$ of the distance between the East and West lines of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South parallel with the East line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, to a point 379 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East to the point of beginning,

EXCEPT from the above described lands, all County Road rights of way,

ALSO EXCEPT those portions described as follows:

That portion of the South 10 feet of the North $\frac{1}{2}$ of the East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., and the South $\frac{1}{2}$ of the East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., less the South 379 feet thereof, and less $\frac{1}{2}$ of the County Road along the East line, more particularly described as follows:

Beginning at the point of intersection of the East line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 4 East, W.M., and a line lying 379 feet North of and parallel with the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence Northerly along the East boundary line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ a distance of 287.14 feet to a point 10 feet North of the East and West centerline of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence Westerly, parallel with last said East and West centerline, 169.38 feet to the true point of beginning;
thence continuing Westerly, along said parallel line, a distance of 279.15 feet to the Northwest corner of said South 10 feet of the North $\frac{1}{2}$ of the East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24;
thence Southerly, along the West line of said East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 and the West line of the East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24, a distance of 298.52 feet to the Southwest corner of said South $\frac{1}{2}$ of the East $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24;
thence Easterly, along said line 379 feet North of, and parallel with, said South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24, a distance of 279.10 feet to a point 167.86 feet Westerly of the East line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24, measured along last said parallel line;
thence Northerly, a distance of 296.75 feet to the true point of beginning.



ALSO EXCEPT those portions of the South 10 feet of the North ½ of the East 1/3 of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., and the South ½ of the East 1/3 of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

The West 10 feet of the East 40 feet of said subdivision, excepting the South 379 feet of said subdivision in Skagit County, Washington.

Situate in the City of Sedro-Woolley, 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 August 2, 2004, recorded August 3, 2004 under Auditor's File No. 200408030169, records of Skagit County, Washington, from JOHN ELLIS and SHANNON ELLIS, husband and wife, as Grantors, to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of NORMAN W. NELSON, as his separate estate, 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 December 3, 2008 under Skagit County Auditor's File Number 200812030066.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of an Installment Note in the sum of \$200,000.00, with interest thereon, according to the terms thereof, in favor of NORMAN W. NELSON, as his separate property, 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. NORMAN W. NELSON, as his separate property, 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 December 19, 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 200812190005.

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 20, 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' Installment 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 20, 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 Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$243,082.48 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, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning the Property and that the Trustee owed no duty to make

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

DATED this 3rd day of April, 2009.

SKAGIT LAW GROUP, PLLC

By

~~Craig E. Cammoch, WSBA #24185~~

Member

Successor Trustee

P.O. Box 336 / 227 Freeway Drive, Suite B

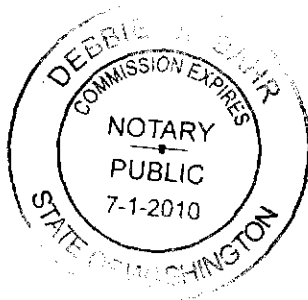
Mount Vernon, WA 98273

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: April 3, 2009.



Seite 8. Bahn

NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2010

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200904290108
Skagit County Auditor