

Filed for Record at Request of
FIDELITY NATIONAL TITLE INSURANCE
COMPANY



200907170096
Skagit County Auditor

7/17/2009 Page 1 of 4 11:28AM

AND WHEN RECORDED MAIL TO:
Claus Brothers LLC
15193 Doris ST
Anacortes, WA 98221

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. **09-00531-6-WA**
Loan No. **0021100128**
Order No. **090078167-WA-GNO**

TRUSTEE'S DEED

The GRANTOR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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: Claus Brothers LLC, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A" *GL2 26-35-9*

APN No. **350926-0-019-0017/P44712, 350926-0-010-0008/P44702, 350926-0-008-0010/P44701**

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 ROBBIE KISNER, AS HIS SEPARATE ESTATE, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, dated 07/26/2006, Recorded on August 4, 2006, as Instrument No. 200608040075 of Official Records in the office of the Recorder of Skagit County, WA.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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 Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make 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. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 **03/13/2009**, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200903130123**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2121

JUL 17 2009

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

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , **At the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA** , a public place, on **06/19/2009 at 10:00 AM**, 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 date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **06/19/2009**, 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 therefore, the property hereinabove described, for the sum of \$31,000.00, 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.

T.S. No. **09-00531-6-WA**

Date: July 9, 2009

FIDELITY NATIONAL TITLE INSURANCE COMPANY



Les Poppitt, Authorized Signature

State of California }ss.
 County of Orange }ss

On July 9, 2009, before me, Shena Marie La Rue, a Notary Public in and for said county, personally appeared Les Poppitt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Shena Marie La Rue # 1807664
 My Commission Expires July 27, 2012



Skagit County Auditor

EXHIBIT 'A'

PARCEL A:

That portion of Government Lot 2 of Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point 210 feet West of the center of the Southeast Quarter of said Section 26;
Thence West 170 feet;
Thence South 217 feet, more or less, to the Northeastery line of the WM Snyder property;
Thence Southeastery parallel to the centerline of Main Street in the Town of Rockport, a distance of 150 feet;
Thence South 50 feet;
Thence Southeastery parallel to said Main Street, a distance of 283 feet, more or less, to the North and South centerline of the Southeast Quarter of said Section 26;
Thence North 253 feet, more or less, to the Southeast corner of Andy Tom Property;
Thence West 210 feet;
Thence North 210 feet to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Southeast Quarter of (sometimes referred to as Government Lot 2) in Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point 210 feet West of the center of the Southeast Quarter of said Section 26;
Thence West 170 feet;
Thence South 217 feet, more or less, to the Northeastery line of the WM Snyder property;
Thence Southeastery parallel to the centerline of Main Street in the Town of Rockport 150 feet to the true point of beginning;
Thence South 50 feet;
Thence Northwestery, parallel to the centerline of said Main Street to the Southeastery line of the WM Snyder Property;
Thence Northerly along said line to the true point of beginning.

Situated in Skagit County, Washington

continued.....



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Skagit County Auditor

SCHEDULE B

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SPECIAL EXCEPTIONS continued:

PARCEL C

The North 210 feet of the East 210 feet of the Southwest Quarter of the Southeast Quarter of Section 26, Township 35 North, Range 9 East of the Willamette Meridian:

EXCEPT from all of the above, that portion conveyed to the State of Washington for highway purposes by deeds recorded February 1, 1954 and March 15, 1954, under Auditor's File Nos. 497715 and 499169, respectively, records of Skagit County, Washington.

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



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Skagit County Auditor