



200907310064

Skagit County Auditor

7/31/2009 Page 1 of 2 11:25AM

After Recording Return to:
CHESTER T. LACKEY
Battersby Field Professional Building
900 Dupont Street
Bellingham, WA 98225

GUARDIAN NORTHWEST TITLE CO.

96035

Document Title: Trustee's Deed
Grantor: Chester T. Lackey, Trustee
Grantee: Evan L. Maxwell and Ann E. Maxwell, husband and wife
Legal: Lots A-E Anacortes SP No. ANA-06-001, being a Ptn of NE NW NW 27-35-1
Parcel#: P125992; P125993; P125994; P125995; and P125996

TRUSTEE'S DEED

The Grantor, Chester T. Lackey, 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: Evan L. Maxwell and Ann E. Maxwell, husband and wife, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots A, B, C, D & E of the City of Anacortes Short Plat No. ANA 06-001, as approved April 9, 2007, and recorded April 11, 2007, under Auditor's File No. 200704110101, records of Skagit County, Washington, being a portion of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of W.M.

Situate in Skagit County, Washington.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Sunset View Condominium Developer, L.L.C., as Grantor, to First American Title Company, as Trustee, and Evan L. Maxwell and Ann E. Maxwell, husband and wife, as Beneficiaries, dated the 27th day of April, 2007, recorded on the 30th day of April, 2007, under Skagit County Auditor's File No. 200704300199.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$525,000.00, with interest thereon, according to the terms thereof, in favor of Evan L. Maxwell and Ann E. Maxwell, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

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 made 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.

Evan L. Maxwell and Ann E. Maxwell being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and terms of said Deed of Trust.

REAL ESTATE EXCISE TAX

JUL 31 2009

2309

Amount Paid \$
Skagit Co. Treasurer, *[Signature]*
By *[Signature]* Deputy

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 the 22nd day of December, 2008, 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. 200812220063.

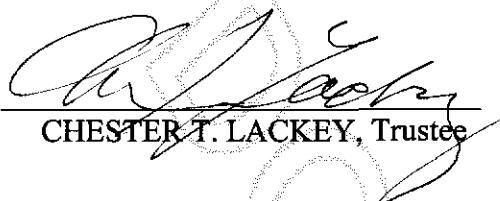
The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 o'clock A.M., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th 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 with this Notice, which was transmitted or served to or upon the Grantor or his 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.

During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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.

The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on the 24th day of July, 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 \$485,089.18, 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.

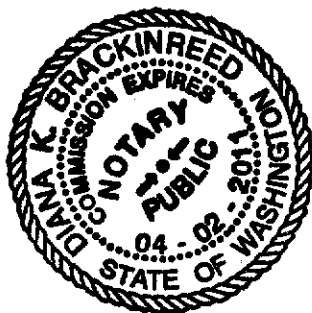
DATED this 28th day of July, 2009



CHESTER T. LACKEY, Trustee

State of Washington)
) ss.
County of Whatcom)

I certify that I know or have satisfactory evidence that Chester T. Lackey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Subscribed and sworn to before me this 28th day of July, 2009.




NOTARY PUBLIC for the State of Washington,
residing at Bellingham.
My Commission Expires: 4/2/11.

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Skagit County Auditor