



200910130166

Skagit County Auditor

10/13/2009 Page

1 of

3 3:15PM

WHEN RECORDED RETURN TO

Gary & Aina McCormick
15211 123rd Avenue Southeast
Snohomish WA 98290

Reference # (If Applicable): 200705220081, 200906120109

Grantor: JAMES A. PAUTLER and DENO MILLIKAN LAW FIRM, PLLC, as present Trustee

Grantee: GARY McCORMICK and AINA McCORMICK, husband and wife

Legal Description (abbreviated): Lot 24, Plat of Summer Meadows, Vol 15, pgs 176-178

Assessor's Tax Parcel Account Number(s): P107007

TRUSTEE'S DEED

The Grantor, JAMES A. PAUTLER and DENO MILLIKAN LAW FIRM, PLLC, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment recited below, hereby grants and conveys, without warranty, to: GARY McCORMICK and AINA McCORMICK, husband and wife, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 24, "Plat of Summer Meadows", according to the plat thereof recorded in Volume 15 of Plats, pages 176 through 178, records of Skagit County, Washington. Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

More commonly known as 926 Presidio Place, Sedro Woolley, Skagit County, 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 between DUANE AUSBOURNE and SHONNA AUSBOURNE, as Grantors, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and GARY D. McCORMICK and AINA G. McCORMICK, as Beneficiaries, dated May 18, 2007, and recorded on May 22, 2007, under Auditor's File Number 200705220081, records of Skagit County, Washington;

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$169,982.56 with interest thereon, according to the terms thereof, in favor of GARY D. McCORMICK and AINA G. McCORMICK, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and

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 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.

5. GARY D. McCORMICK and AINA G. McCORMICK, being then the holder of the indebtedness secured by said Deed of Trust, did on or about May 6, 2009, deliver to said Trustee a written Notice of Default request directing said Trustee to sell the described property in accordance with the 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 May 18, 2007, did record in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under AFN 200906120109.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as Main Entrance of the Skagit County Courthouse, 205 West 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 ninety days before the sale, further, the Trustee caused a copy of the Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 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.

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

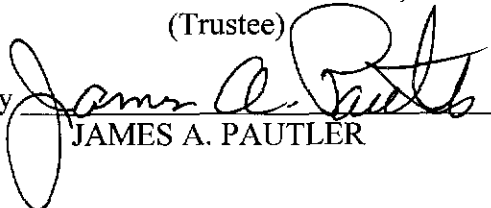
9. That all legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24; and



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 October 9, 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.

DATED this 9 day of October, 2009.

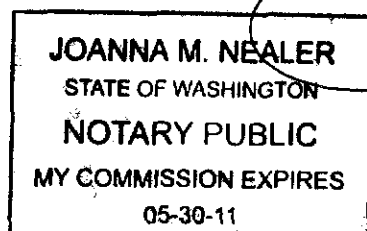
DENO MILLIKAN LAW FIRM, PLLC
(Trustee)

By 
JAMES A. PAUTLER

STATE OF WASHINGTON:
SS
COUNTY OF SNOHOMISH:

On this day personally appeared before me JAMES A. PAUTLER 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 9 day of October, 2009.



NOTARY PUBLIC

Printed Name: Joanna Nealer

In and For the State of Washington

Residing at: Everett WA

My Commission Expires: 05/30/2011

