



200911020133

Skagit County Auditor

WHEN RECORDED RETURN TO:

R. Michael Kight
Newton-Kight L.L.P.
P. O. Box 79
Everett, WA 98206

11/2/2009 Page

1 of

2 4:05PM

GUARDIAN NORTHWEST TITLE CO.
TRUSTEE'S DEED

96295

The GRANTOR, DENNIS JORDAN, 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:

HENRY T. NEWTON, as Trustee of the NEWTON-KIGHT RETIREMENT TRUST, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Tract No. 2 of SHORT PLAT NO. 10-86, approved April 10, 1986, and recorded April 11, 1986, under Auditor's File No. 8604110016, records of Skagit County, Washington, in Volume 7 of Short Plats, page 81, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Southeast Quarter in Section 29, Township 35 North, Range 4 East of the Willamette Meridian;

EXCEPTING THEREFROM the following:

TRACT 2-B, as shown on that certain survey recorded November 15, 1990, under Skagit County Auditor's File No. 9011150002, records of Skagit County, Washington;

ALSO EXCEPT the North 245 feet thereof;

AND ALSO EXCEPT the following:

Beginning at the Northeast corner of said Lot 2, being also the West line of Peacock Lane; thence South 88°56'41" West along the North line of said Lot 2, a distance of 300.00 feet; Thence South 4°53'30" West, a distance of 20 feet; Thence North 88°56'41" East, a distance of 300.00 feet to the West line of Peacock Lane; Thence North 4°53'30" East, a distance of 20 feet to the point of beginning

Situate in Skagit County, Washington.

Tax Account Nos. 350429-4-009-0005 (P38082)
 350429-4-009-0500 (P114317)
 350429-4-009-0302 (~~P6286~~)


P 96295

RECITALS:

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between THE GREAT AMERICAN DREAM, INC., as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, and HENRY T. NEWTON AS TRUSTEE OF THE NEWTON-KIGHT RETIREMENT TRUST, as Beneficiary, dated October 6, 2003, recorded October 7, 2003, as No. 200310070235, records of Skagit County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of two promissory note(s) in the total sum of \$650,000.00, with interest thereon, according to the terms thereof, in favor of HENRY T. NEWTON AS TRUSTEE OF THE NEWTON-KIGHT RETIREMENT TRUST, and to secure any other sums of money which might become due and payable under the terms of the 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 made operative the power to sell, the thirty day advanced "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of the notice was posted or served in accordance with law.
 5. HENRY T. NEWTON AS TRUSTEE OF THE NEWTON-KIGHT RETIREMENT TRUST, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a written request directing the Trustee to sell the described property in accordance with the 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 March 13, 2009, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the property as No. 200903130115.
 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Kincaid Street entrance to the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, WA, 98273, a public place, at 11:00 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 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 the Deed of Trust.
 9. All legal requirements and all provisions of the 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 the obligation secured by the Deed of Trust remaining unpaid on June 26, 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 the Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$763,656.64 by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expense as provided by statute.

DATED this 30th day of June, 2009.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3367
NOV 02 2009

DENNIS JORDAN, Trustee

Amount Paid \$0
Skagit Co. Treasurer
By mm Deputy

STATE OF WASHINGTON)
: ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me DENNIS JORDAN, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me 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 30 day of June, 2009.



Lisa A. Burkhardt
Print Name: LISA A. BURKHARDT
NOTARY PUBLIC in and for the State of Washington
My Appointment Expires: 05-03-2012



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Skagit County Auditor