

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



201003010126
Skagit County Auditor

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TRUSTEE'S DEED

Grantor (s): SKAGIT LAW GROUP, PLLC,
a Washington Professional Limited Liability Company
Grantee (s): PADILLA HEIGHTS, LLC, a Washington limited liability company

Additional Grantor(s) on page(s)

Additional Grantee(s) on page(s)

Abbreviated Legal: Ptn Lots 67-69, Anaco Beach, aka Survey
#200610020114

Additional Legal on page(s): 2, 3, 4

Assessor's Tax Parcel Nos.: P123273 / 3858-000-069-0200
P61871 / 3858-000-068-0006
P125346 / 3858-000-068-0500

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 PADILLA HEIGHTS, LLC, a Washington limited liability company, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

Those portions of Lots 67, 68 and 69, "ANACO BEACH", in Volume 5 of Plats, page 4, records of Skagit County, Washington, described as follows:

Lot 2 of Survey under Auditor's File No. 200610020114:

Beginning at the most Southerly corner of Lot 2 of Boundary Line

Adjustment recorded under Auditor's File No. 200403020978

SKAGIT COUNTY WASHINGTON
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records of Skagit County, Washington;
thence North 32°07'33" East a distance of 110.67 feet to the point of
beginning;
thence North 79°34'50" West a distance of 176.93 feet to the Easterly
line of Marine Drive;
thence North 44°02'01" East a distance of 117.92 feet along the
Easterly line of Marine Drive;
thence South 57°58'11" East a distance of 136.62 feet;
thence South 28°13'01" West a distance of 50.29 feet to the point of
beginning.

Lot 3 of Survey under Auditor's File No. 200610020114:

Beginning at the most Southerly corner of Lot 2 of Boundary Line
Adjustment recorded under Auditor's File No. 200403020078,
records of Skagit County, Washington;
thence North 32°07'33" East a distance of 110.67 feet;
thence North 28°13'01" East a distance of 50.29 feet to the point of
beginning;
thence North 57°58'11" West a distance of 136.62 feet to the Easterly
line of Marine Drive;
thence North 44°02'01" East a distance of 81.79 feet along the
Easterly line of Marine Drive;
thence South 57°58'11" East a distance of 114.28 feet;
thence South 28°13'01" West a distance of 80.18 feet to the point of
beginning.

Lot 4 of Survey under Auditor's File No. 200610020114:

Beginning at the most Southerly corner of Lot 2 of Boundary Line
Adjustment recorded under Auditor's File No. 200403020078,
records of Skagit County, Washington;
thence North 32°07'33" East a distance of 110.87 feet;
thence North 28°13'01" East a distance of 110.41 feet to the point of
beginning;
thence North 28°13'01" East a distance of 20.08 feet;
thence North 57°58'11" West a distance of 114.28 feet to the Easterly
line of Marine Drive;
thence North 44°02'01" East a distance of 55.31 feet along the
Easterly line of Marine Drive;
thence along a curve to the right on said line having a radius of
103.25 feet, length of 242.40 feet, and a delta angle of 134°30'48";
thence South 14°30'39" West a distance of 2.47 feet;



thence South 08°11'00" West a distance of 62.98 feet on said line;
thence North 81°49'00" West a distance of 23.80 feet on said line;
thence South 08°11'00" West a distance of 30.00 feet on said line;
thence North 81°49'00" West a distance of 31.33 feet;
thence North 57°58'11" West a distance of 71.09 feet to the point of
beginning.

(Also known as Lots 2 through 4 of Survey recorded October 2, 2006,
and October 16, 2006, and recorded under Auditor's File Nos.
200610020114 and 200610160102, respectively.)

Situate in the City of Anacortes, County of Skagit, State of
Washington.

PARCEL "C":

An undivided 1/60 interest in the Northwesternly 20 feet of Tract 8,
"ANACO BEACH", as per plat recorded in Volume 5 of Plats, page
4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An undivided 1/60 interest in that portion of the following described
tidelands which adjoin Lot 7 and the Northwesternly 20 feet of Lot 8,
"ANACO BEACH";

That portion of Tracts 2 and 3, Plate 3, Anacortes Tide Lands, lying
in front of Government Lot 3, Section 27, Township 33 North, Range
1 East, W.M., described as follows:

Beginning at a point on the Northeasterly side of said Tract 3, which
point is also the most Westerly point of Lot 6 of "ANACO BEACH";
thence run Southwesterly to a point on the Southwesterly side of
Tract 2, also on the inner harbor line, which is North 29°23'45" West
and 140.56 feet from the intersection of said inner harbor line with
the East line of said Tract 2;
thence South 29°23'45" East along said inner harbor line 95.08 feet;
thence Northeasterly to a point on the Northeasterly side of said Tract
3 which is North 52°33' West 40.02 feet from the most Southerly
corner of said Lot 8 of said "ANACO BEACH";
thence North 52°33' West 140.07 feet to the said point of beginning.



Situate in the City of Anacortes, 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 January 26, 2007 and recorded January 30, 2007 under Auditor's File No. 200701300170, records of Skagit County, Washington, and re-recorded August 22, 2008 under Auditor's File No. 200808220100, records of Skagit County, Washington, and Memorandum of Advancement Against Deed of Trust dated September 1, 2008 and recorded August 22, 2008 under Auditor's File No. 200808220101, records of Skagit County, Washington, which Deed of Trust is from Sunset View Condominium Developers, LLC, a Washington limited liability company, as Grantor, to First American Title Company, as Trustee, to secure an obligation in favor of Padilla Heights, LLC, as Beneficiary. Skagit Law Group, PLLC is now Trustee by reason of an Appointment of Successor Trustee recorded February 3, 2009 under Auditor's File No. 200902030040, records of Skagit County, Washington
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$320,000.00, with interest thereon, in accordance with the terms thereof, including any amendments and/or assignments thereto, payable to Beneficiaries or order, 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 Grantor, or its successor in interest, and a copy of said notice was posted or served in accordance with law.
5. PADILLA HEIGHTS, LLC, a Washington limited liability company, 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 November 12, 2009, 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 200911120105.
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 February 19, 2010, and in

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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 Grantor's Promissory Note, Deed of Trust, and Partial Reconveyances 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 February 19, 2010, 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 \$560,961.79, 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 disclosures to Grantee concerning the Property, Grantee relying solely upon its own due diligence investigation before electing to bid for the Property.

DATED this 1st day of March, 2010.

SKAGIT LAW GROUP, PLLC

By

Craig E. Cammock, WSBA #24185,
Member
Successor Trustee
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000

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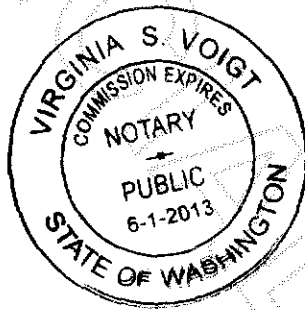
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State of Washington)
) ss
County of Skagit)

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: March 1, 2010.



Virginia S. Voigt

NOTARY PUBLIC
Printed name: Virginia Voigt
My appointment expires:

