

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



201004200077
Skagit County Auditor

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TRUSTEE'S DEED

Grantor (s): SKAGIT LAW GROUP, PLLC, a Washington
Professional Limited Liability Company

Grantee (s): LANDED GENTRY CUSTOM HOME
GROUP, LLC, a Washington Limited Liability
Company

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):

Abbreviated Legal: Lots 27-37, 43, 47-53, 55-56, 60, 63-66,
Montreaux Phase 1

Additional Legal on page(s): 2
Assessor's Tax Parcel Nos.:

4935-000-027-0000/P126420	4935-000-028-0000/P126421	4935-000-029-0000/P126422
4935-000-030-0000/P126423	4935-000-031-0000/P126424	4935-000-032-0000/P126425
4935-000-033-0000/P126426	4935-000-034-0000/P126427	4935-000-035-0000/P126428
4935-000-036-0000/P126429	4935-000-037-0000/P126430	4935-000-043-0000/P126436
4935-000-047-0000/P126440	4935-000-048-0000/P126441	4935-000-049-0000/P126442
4935-000-050-0000/P126443	4935-000-051-0000/P126444	4935-000-052-0000/P126445
4935-000-053-0000/P126446	4935-000-055-0000/P126448	4935-000-056-0000/P126449
4935-000-060-0000/P126453	4935-000-063-0000/P126456	4935-000-064-0000/P126457
4935-000-065-0000/P126458	4935-000-066-0000/P126459	

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional Limited
Liability Company, as Successor Trustee under that certain Deed of Trust as hereinafter

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1058
APR 20 2010

-1-

Amount Paid \$44
By Skagit Co. Treasurer
Deputy

particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to LANDED GENTRY CUSTOM HOME GROUP, LLC, a Washington Limited Liability Company, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 27 – 37, inclusive, Lot 43, Lots 47 – 53, inclusive, Lots 55 – 56, inclusive, Lot 60, and Lots 63 - 66, inclusive, "PLAT OF MONTREAUX, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situated in the City of Mount Vernon, 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 March 25, 2008 and recorded March 31, 2008 under Auditor's File No. 200803310193, records of Skagit County, Washington, from MONTREAUX 1, LLC, a Washington limited liability company, as Grantor, to Chicago Title Company, as Trustee, to secure an obligation in favor of SKAGIT STATE BANK, as Beneficiary. SKAGIT LAW GROUP, PLLC has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on October 30, 2009 under Skagit County Auditor's File Number 200910300114.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments due under a Promissory Note dated March 25, 2008 in the sum of \$2,000,000.00 and Change in Terms Agreement in the sum of \$450,000.00 dated September 25, 2009, with interest thereon, according to the terms thereof, in favor of SKAGIT STATE BANK, 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. SKAGIT STATE BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor

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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 December 30, 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 200912300101.

7. The Successor Trustee, in its 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 9:00 a.m. on April 9, 2010, 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 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 its successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Promissory Note, Change in Terms Agreement, and Deed of Trust 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 April 9, 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 Grantees, the highest bidder therefor, the property hereinabove described for the sum of \$532,000.00, 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

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disclosures to Grantee concerning the Property, Grantee relying solely upon its own due diligence investigation before electing to bid for the Property.

DATED this 20th day of April, 2010.

SKAGIT LAW GROUP, PLLC

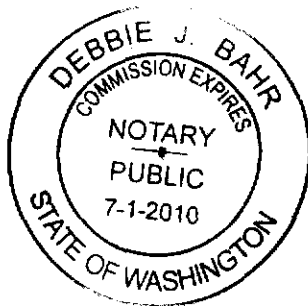
By 

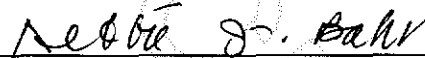
Craig E. Cammock, WSBA #24185, Member
Successor Trustee
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000

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: April 20th, 2010.





NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2010



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