



201005070034

Skagit County Auditor

5/7/2010 Page 1 of 3 10:24AM

Filed for record at the request of:
Real Estate Management Corporation
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: TRUSTEE'S DEED
RELATED DOCS.: AFN 200801230136 (DEED OF TRUST)
AFN 201002050015 (NOTICE OF TRUSTEE'S SALE)
AFN 201003260054 (AMENDED NOTICE OF TRUSTEE'S SALE)
GRANTOR: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: SHEARER, RICHARD, and SHEARER, WENDY
LEGAL DESC.: Section 24, Township 35, Range 1; Ptn. SE (aka Lot 2, Short Plat No. ANA 07-001)
TAX PARCEL I.D.: P126747 / 350124-0-009-0100

TRUSTEE'S DEED

The Grantor, Real Estate Management Corporation, a Washington Corporation, as successor 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 RICHARD SHEARER and WENDY SHEARER, husband and wife, GRANTEES, that real property, situated in Skagit County, and described as follows:

Lot 2, Short Plat No. ANA 07-001 approved September 7, 2007, recorded October 18, 2007 under Skagit County Auditor's File No. 200710180090, being a portion of the Southwest ¼ of Section 24, Township 35 North, Range 1 East, W.M..

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 23, 2008, and recorded January 23, 2008, under Auditor's File No. 200801230136, records of Skagit County, Washington, from RICK B. MOORE and ROBIN A. MOORE, husband and wife, and D. MARIE COLSON, GRANTORS, to GUARDIAN NORTHWEST TITLE AND ESCROW, INC., a Washington Corporation, as TRUSTEE, to secure an obligation in favor of RICHARD SHEARER and WENDY SHEARER, husband and wife, BENEFICIARIES.

2. Said Deed of Trust was executed to secure, together with other undertaking the

payment of a promissory note in the original sum of \$205,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, 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 thirty-day advance Notice of Default was transmitted to the Grantor and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 201002050015, and subsequently executed and recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property under Auditor's File No. 201003260054.

7. The Trustee, in its aforesaid "Amended Notice of Trustee's Sale", fixed the place of sale as outside the main lobby at the Skagit County Courthouse, at 205 W. Kincaid St., Mount Vernon, WA 98273, a public place, on May 7, 2010, 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 90 days before the sale; further the Trustee caused copies of the "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served; further, the Trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the 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, a "Notice of Foreclosure" in substantially the statutory form.

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" and the amended "Notice of Trustee's Sale" not having been cured ten days prior to the date of the Trustee's Sale

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