

AFTER RECORDING, RETURN TO:

Michael Siderius
SIDERIUS, LONERGAN & MARTIN, LLP
500 Union Street, Suite 847
Seattle, WA 98101



201007010093
Skagit County Auditor

7/1/2010 Page 1 of 2 4:07PM

TRUSTEE'S DEED

Grantor:	1) <u>Michael Siderius</u>
	<input type="checkbox"/> Additional on page _____
Grantee:	1) <u>Qualstar Credit Union</u>
	<input type="checkbox"/> Additional on page _____
Legal Description (abbreviated):	LOT 1, BLOCK 4, "LAMM'S PANORAMA VIEW LOTS"
	<input type="checkbox"/> Additional on: _____
Assessor's Tax Parcel ID #:	<u>3965-004-001-008</u> ⁰⁰⁰²
Reference Nos. of Documents Released or Assigned:	<u>200902040065</u>

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2010

Amount Paid \$-0
By William Skagit Co. Treasurer Deputy

The Grantor, Michael Siderius, 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: Qualstar Credit Union, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 1, BLOCK 4, "LAMM'S PANORAMA VIEW LOTS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 39, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 Leroy Brehmer, as his/her separate estate, Grantor, to Michael Siderius, Successor Trustee and Qualstar Credit Union, as Beneficiary, dated January 27, 2009, as Auditor's No. 200902040065, records of Skagit County.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of \$190,000.00 with interest thereon, according the terms thereof in favor of Qualstar Credit Union, 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 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 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. Qualstar Credit Union, being then the holder to the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on March 25, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 201003250072.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, the City of Mt. Vernon, a public place, on June 25, 2010 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, said Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale in 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.

8. During foreclosure, no action was pending on the 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 prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 25, 2010, 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, for the sum of \$204,104.38, (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.)

DATED: June 25, 2010

By: 

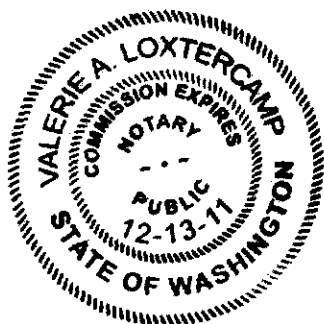
Michael Siderius, Successor Trustee

STATE OF WASHINGTON)

COUNTY OF KING)

On this day personally appeared before me Michael Siderius, 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 25th day of June, 2010.




Valerie Loxtercamp

Notary Public for the State of
Washington residing at: Seattle
My commission expires: 12/13/11



201007010093

Skagit County Auditor