

AFTER RECORDING RETURN TO:

William R. Allen  
PO Box 603  
Burlington, WA 98233



201009100040

Skagit County Auditor

9/10/2010 Page

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3 10:31AM

Grantor. Allen, William, Trustee  
Grantee. Theo Investments, LLC  
Abbrev. Leg. The South 100 feet of Lot 9, "EVERETT'S FERTILE ACRES"  
Tax Acct. No. 3910-000-009-0111/P65218  
Ref. No. 200312090007 and 200607050058

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2740

SEP 10 2010

### TRUSTEE'S DEED

Amount Paid \$0  
By Skagit Co. Treasurer  
Deputy

The GRANTOR, William R. Allen, 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:

The GRANTEE, Theo Investments, LLC, a Washington limited liability company that real property situated in the County of Skagit, State of Washington, described as follows:

The South 100 feet of Lot 9, "EVERETT FERTILE ACRES", as per plat recorded in Volume 7 of Plats, pages 16 and 17, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

(commonly known as 44251 Dalles Road, Concrete, WA 98237),

#### RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust dated November 24, 2003, recorded December 9, 2003, under Auditor's File Number 200312090007, records of Skagit County, Washington, from GARLAND E. APPLGARTH, an unmarried individual, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of MOUNT VERNON ABSTRACT & TITLE COMPANY, INC.; a Washington corporation, as Beneficiary, the beneficial interest of which was assigned to THEO INVESTMENTS, LLC, a Washington limited liability company, under

Assignment recorded under Auditor's File No. 200607050058.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$18,500.00, with interest thereon, according to the terms thereof, in favor of Mount Vernon Abstract and Title Company and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The above 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 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, or his successor in interest, and a copy of said Notice was served or posted in accordance with law.
5. Theo Investments, LLC, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 June 14, 2010, recorded in the office of the Auditor of Skagit County, Washington, an Amended Notice of Trustee's Sale of said property as Auditor's File No. 291995149219.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, on September 10, 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 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 date of sale, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, 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

Applegarth-Theodoratus Trustee's Deed     2



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RCW.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 10, 2010, the date of sale, which was not less than 190 days from 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 38,656.26, 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 this 10<sup>th</sup> day of September, 2010.

William R. Allen

William R. Allen, Trustee



STATE OF WASHINGTON )

) ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated September 10, 2010

Typed/printed notary name

Residing at

My appointment expires

Megan Johnson  
Megan Johnson  
Jedro Woolley  
March 4, 2012

