

After Recording Return to:
Hacker & Willig, Inc., P.S.
1501 Fourth Avenue, Suite 2150
Seattle, Washington 98101-3225



201011190094
Skagit County Auditor

11/19/2010 Page

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3 11:47AM

LAND TITLE OF SKAGIT COUNTY

136220-5

TRUSTEE'S DEED

Grantor: Hacker & Willig, Inc., P.S.
Grantee: Springer Development, LLC
Abbv. Legal Description: Lot 2, SP 95-015 in 13 & 14-35-5 E W.M.
Assessor's Tax Parcel ID #: 350514-1-001-0100
File No.: 2010-173

THE GRANTOR, Hacker & Willig, Inc. P.S., as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, **HEREBY GRANTS AND CONVEYS**, without representations or warranty, expressed or implied, to **the Grantee**, Springer Development, LLC, a Washington limited liability company, that real property ("the Property"), situated in the County of Skagit, State of Washington, described as follows:

Lot 2 of Short Plat No. 95-015, approved February 3, 1998, recorded February 5, 1998, in Book 13 of Short Plats, page 94, as Auditor's File No. 9802050007, records of Skagit County, Washington, and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13 and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, all in Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a 20 foot strip of land as shown on the face of said short plat.

Situate in the County of Skagit, State of Washington.

The address of said property is commonly known as: 28967 State Route 20, Sedro Woolley, WA 98284.

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 August 23, 2005 and recorded on August 29, 2005, under Auditor's File No. 200508290202, records of Skagit County, State of Washington from Brian P. Wilson, a single man, as his separate property, as Grantor to Northwest Financial Corporation, a Washington corporation, as Trustee, to secure an obligation in favor of Mortgage

Electronic Registration Systems, Inc., "MERS" solely as nominee for Banner Bank, the original beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$198,400.00 with interest thereon, according to the terms thereof, in favor of Banner 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 contains a statement 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 under said Deed of Trust, as set forth in the 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 said Grantor, Borrower, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.
5. Banner Bank, 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 July 21, 2010, recorded in the office of the Auditor of Skagit County, Washington under Auditor's File No. 201007210063, a Notice of Trustee's Sale of said property.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the original date of the sale as October 22, 2010, and place of sale at the following location: At main entrance Skagit County Courthouse, located at 205 W Kinkaid, City of Mount Vernon, State of Washington a public place, at 10:00 AM, 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; and further, included with this Notice, which was transmitted to or served upon the Grantor or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the subject Deed of Trust were attached.
8. During the 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 Revised Code of Washington, Chapter 61.24.
10. The defaults specified in the Notice of Trustee's Sale not having been cured no fewer than eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 5, 2010, the date of sale, which was not fewer than 190 days from the date



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of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$191,773.63, by the satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

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 his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED this 19th day of November, 2010

TRUSTEE

HACKER & WILLIG, INC., P.S.

By: _____

Elizabeth H. Shea

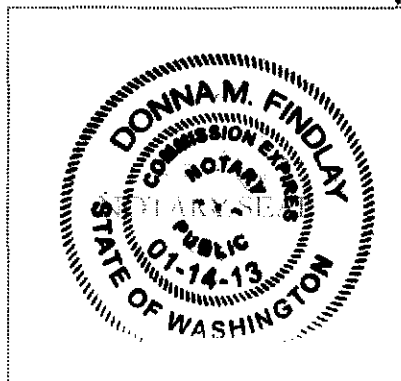
STATE OF WASHINGTON)

) ss:

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Elizabeth H. Shea is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11/18/2010



Donna Findlay

Notary Public in and for the State of Washington

My Commission/Appointment expires January 14, 2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3521

NOV 19 2010

Amount Paid \$0
Skagit Co. Treasurer
By John Deputy



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