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

201101110041
Skagit County Auditor
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TRUSTEE'S DEED

Grantor (s):	SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company
Grantee (s):	STEVEN K. STREITZ, a married man as his separate estate
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	ptn W ½ NE1/4 SW ¼, 12-35-5E, W.M., also shown as Tract 17 of Survey, AF #8910230031
Additional Legal on page(s):	1
Assessor's Tax Parcel No.:	350512-3-001-0011/P38916

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to STEVEN K. STREITZ, a married man as his separate estate, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

> The West ½ of the Northeast ¼ of the Southwest ¼ of Section 12, Township 35 North, Range 5 East, W.M., EXCEPT any portion within the Skagit County right of way commonly known as the Bacus Road, ALSO EXCEPT any portion lying South of said Bacus Road right of way. (Also shown as Tract 17 of Survey recorded October 23, 1989, under Auditor's File No. 8910230031).

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#72
JAN 11 2011
Amount Paid $ 0
Skagit Co. Treasurer
By Deputy

UNOFFICIAL DOCUMENT

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 October 10, 2007 and recorded October 12, 2007 under Auditor's File No. 200710120139, records of Skagit County, Washington, from RONALD D. BINGEL, SR. and SOPHIE BINGEL, husband and wife, as Grantors, to LAND TITLE OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of STEVEN K. STREITZ, a married man, as his separate estate, as Beneficiary. SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on May 17, 2010 under Skagit County, Washington Auditor's File Number 201005170127.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of $150,000.00, with interest thereon, according to the terms thereof, in favor of STEVEN K. STREITZ, a married man, as his separate estate, 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 Grantors, or their successor in interest, and a copy of said notice was posted or served in accordance with law.

5. STEVEN K. STREITZ, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor 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 September 1, 2010 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 201009010059.

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 10:00 a.m. on December 10, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between

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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 Grantors or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Promissory Note and Deed of Trust were attached.

8. The Successor Trustee, pursuant to RCW 61.24.040(6), by public proclamation, at the December 10, 2010 date and time fixed for sale continued the sale to December 27, 2010 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested.

9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

10. 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.

11. 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 December 27, 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 Grantee, the highest bidder therefor, the property hereinabove described for the sum of $173,775.01, 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.

12. 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 own due diligence investigation before electing to bid for the Property.

DATED this 11 day of January, 2011.

SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, Successor Trustee

By _____

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

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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: January 11, 2011.

Debbie J. Bahr
NOTARY PUBLIC
Printed name: Debbie J. Bahr
My appointment expires: 07-01-2014

DEBBIE J. BAHR
COMMISSION EXPIRES
NOTARY
PUBLIC
7-1-2014
STATE OF WASHINGTON

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