

Filed for Record at Request of:

Law Offices of Gregory E. Thulin, P.S.
119 N. Commercial Street, Suite 660
Bellingham, WA 98225



201101200061
Skagit County Auditor

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TRUSTEE'S DEED

THE GRANTOR, GREGORY E. THULIN, 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 John K. Johnson and Nena Johnson, husband and wife, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 12, Block 14, CALHOUN ADDITION TO THE TOWN OF LA CONNER, as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington. Situate in the County of Skagit, Town of La Conner, State of Washington.

TPN: 4124-014-012-0000 / P74172

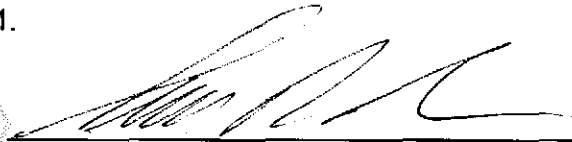
RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Jonathan Duckworth and Julie Burgmeier, husband and wife, and Peter M. Whited and Carol J. Whited, husband and wife, as Grantors, to Land Title Company of Skagit, as Trustee, and John K. Johnson and Nena Johnson, husband and wife, as Beneficiary, dated January 25, 2005, recorded February 2, 2005, as No. 200502020108, records of Skagit County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$345,000.00 with interest thereon, according to the terms thereof, in favor of John K. Johnson and Nena Johnson, husband and wife, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The 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 made operative the power to sell, the thirty day advance Notice of Default was transmitted to the Grantor, or Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. John K. Johnson and Nena Johnson, husband and wife, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on October 13, 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 No. 201010130017.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Whatcom County Courthouse, 311 Grand Avenue, Bellingham, Washington, a public place, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between 35 and 28 days prior to the sale and again between 14 and 7 days prior to 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 or served to or upon the Grantor or Grantor's successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on January 14, 2011, 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, 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.

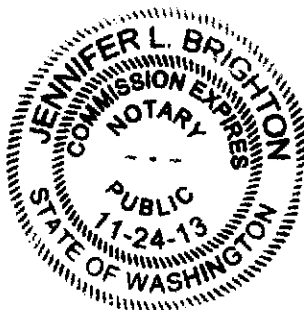
DATED this 19th day of January, 2011.



Gregory E. Thulin, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me Gregory E. Thulin, 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 19th day of January, 2011.




Notary Public in and for the State of Washington
Print name: Jennifer L. Brighton
My Commission expires: 11-24-13



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