



201103010088
Skagit County Auditor

WHEN RECORDED RETURN TO

3/1/2011 Page 1 of 3 3:58PM

NORTHWEST PLUS CREDIT UNION
2821 Hewitt Avenue
Everett WA 98201

Reference # (If Applicable): 200708100121, 201010270074, 201011160091
Grantors: KENT MILLIKAN, DENO MILLIKAN LAW FIRM, PLLC, as Successor Trustee
Grantees: NORTHWEST PLUS CREDIT UNION
Legal Description (abbreviated): Lots 3 & 4, Block 7 amended Plat of Burlington and Lots 3 & 4, Block 1, Wallace Addition to Burlington
Assessor's Tax Parcel Account Number(s): 40760070040002 and 40960010040001

TRUSTEE'S DEED

The Grantor, KENT MILLIKAN, DENO MILLIKAN LAW FIRM, PLLC, as successor Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment recited below, hereby grants and conveys, without warranty, to: NORTHWEST PLUS CREDIT UNION, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Parcel A: Lots 3 and 4, Block 7, Amended Plat of Burlington, according to the Plat thereof, recorded in Volume 3 of Plats, Page 17, Records of Skagit County, Washington; together with the North 20 feet of vacated Magnolia Street abutting said premises on the South. Situated in Skagit County, Washington.

Parcel B: Lots 3 and 4, Block 1, Wallace Addition to Burlington, according to the Plat thereof recorded in Volume 6 of Plats, Page 4, records of Skagit County, Washington. Situated in Skagit County, Washington.

Skagit County Tax Parcel Nos. 4076-007-004-0002 and 4096-001-004-0001
Commonly known as: 529 Magnolia, Burlington, Washington

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 MICHAEL L. WOODWORTH, as Grantor, to CHICAGO TITLE, as Trustee, and NORTHWEST PLUS

11820 46 mb232507 (JMN)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1581

MAR 01 2011

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

CREDIT UNION, as Beneficiary, dated August 8, 2007, and recorded on August 10, 2007, under Auditor's File Number 200708100121, records of Skagit County, Washington;

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$163,930.00 with interest thereon, according to the terms thereof, in favor of NORTHWEST PLUS CREDIT UNION, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and

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 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. NORTHWEST PLUS CREDIT UNION, being then the holder of the indebtedness secured by said Deed of Trust, did on August 10, 2010, deliver to said Trustee a written notice of default and request directing said Trustee to sell the described property in accordance with the 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 August 8, 2007, did record in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property on November 16, 2010, AFN 201011160091.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, 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 ninety days before the sale, further, the Trustee caused a copy of the Notice of Trustee's Sale to be published in the Skagit Valley Herald once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; a legal newspaper in the 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, 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. That 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 R.C.W. Chapter 61.24; and



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 February 25, 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, for the sum of \$ 114,413⁰⁰.

DATED this 25th day of February, 2011.

DENO MILLIKAN LAW FIRM, PLLC
(Trustee)

By *Kent Millikan*
KENT MILLIKAN

STATE OF WASHINGTON:

SS

COUNTY OF SNOHOMISH:

On this day personally appeared before me KENT MILLIKAN 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 25 day of February, 2011.

JOANNA M. NEALER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
05-30-11

NOTARY PUBLIC
Printed Name: Joanna Nealer
In and For the State of Washington
Residing at: Everett WA 98208
My Commission Expires: 05/30/2011

