



201106020038

Skagit County Auditor

6/2/2011 Page 1 of 5 12:46PM

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

566⁰⁰

DOCUMENT TITLE: Trustee's Deed
ORIGINAL DEED OF TRUST: 200507220067
GRANTOR: HICKS, JOHN W., Successor Trustee
GRANTEE: GLOMAX, LLC, a Washington Limited Liability Company

LAND TITLE OF SKAGIT COUNTY
138388-5

ABBREVIATED LEGAL DESCRIPTION: ptn W 1/2 of SW 1/4, 27-35-4 E W.M.

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT

ASSESSOR'S TAX PARCEL NUMBER: P37757

TRUSTEE'S DEED

The Grantor, JOHN W. HICKS, as present Trustee under the Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to GLOMAX, LLC, a Washington Limited Liability Company, Grantee, that real property, situated in the county of Skagit, state of Washington, described as follows:

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

SUBJECT TO:

1. 120 day Internal Revenue Service redemption period.
2. General real estate taxes, interest and penalties owing to Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1640

JUN 02 2011

Amount Paid \$
Skagit Co. Treasurer
by *M. A. 17* Deputy

UNRECORDED

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 TOM J. FOLEY, a married man, dealing as his sole and separate property, Grantor, to CHICAGO TITLE COMPANY, as Trustee, and DAVID A. WELTS, a single person as his separate estate, as Beneficiary, as follows:

- a. Dated July 14, 2004, and recorded July 22, 2005, as Auditor's No. 200507220067, records of Skagit County, Washington. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 201012030236.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$403,750.00, with interest thereon, according to the terms thereof, in favor of DAVID A. WELTS, 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 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 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 posted or served in accordance with law.

5. THE ESTATE OF DAVID A. WELTS, being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.

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 February 10, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201102100079.



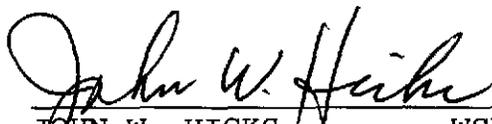
7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 10 o'clock, a.m., on May 27, 2011, and in accordance with law caused copies of the statutory "Notice 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 Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated 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 with this Notice, which was transmitted to or served 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. 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 R.C.W.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining on May 27, 2011, the date of the 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 herein above described for the sum of \$495,006.47, being the beneficiary's bid, 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: May 31, 2011.



JOHN W. HICKS
Successor Trustee

WSBA No. 6691



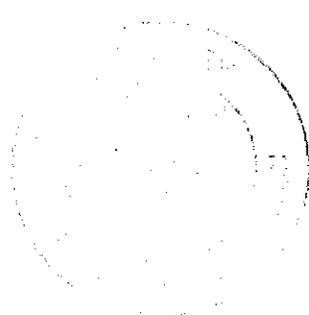
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Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN W. HICKS, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: May 31, 2011.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the State of
Washington, residing at: Mount Vernon
My appointment expires: 3-15-2011



PARCEL "A":

A tract of land in the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, 389.44 feet East of the Southwest corner thereof; thence North 14°22'30" West 272.92 feet, more or less, to the Southeast right of way line of the former Puget Sound and Baker River Railway Co. railroad; thence Southwest along the Southeast line of said railroad company right of way to the South line of the above said subdivision; thence South 89°47'30" East along said subdivision line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., lying North and West of the State Highway which extends over and across said Southwest ¼ of the Southwest ¼ and adjoins the North line of the Great Northern Railway right of way,

EXCEPT the County road,

AND EXCEPT the following described tract:

Beginning at a point on the North line of said subdivision, 489.14 feet East to the Northwest corner thereof, said point being the point of intersection of said subdivision line with the North right of way line of the County road through said subdivision; thence South 60°23'30" West along the North line of the County right of way 100 feet; thence North 14°22'30" West, 51.38 feet to the North line of said subdivision; thence South 89°49'30" East along the North line of said subdivision 99.7 feet to the point of beginning,

ALSO EXCEPT that portion conveyed to Dujardin Development Company by deed recorded September 5, 1991, under Auditor's File No. 9109050063, and re-recorded March 12, 1992, under Auditor's File No. 9203120084.

Situate in the County of Skagit, State of Washington.

Tax Parcel No. P37757

EXHIBIT "A"



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Skagit County Auditor