

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



201106220046

Skagit County Auditor

6/22/2011 Page 1 of 5 1:10PM

**TRUSTEE'S DEED**

Reference Nos.: 200905210122 (Deed of Trust)

201101190152 (Appointment of Successor Trustee)

201103010077 (Notice of Trustee's Sale)

SKAGIT LAW GROUP, PLLC, a Washington

Professional Limited Liability Company

TRITON-AMERICA, LLC, a Washington

Limited Liability Company

Grantee (s):

Additional Grantor(s) on page(s):

Additional Grantee(s) on page(s):

Abbreviated Legal:

Units 101, 103, 203, B and C, 1<sup>st</sup> Am. to Maritime

Building Condominium

Additional Legal on page(s):

1, 2, 3

Assessor's Tax Parcel Nos.:

P111437 / 4690-000-101-0000

P111441 / 4690-000-103-0000

P111445 / 4690-000-203-0000

P111447 / 4690-000-900-0200

P111448 / 4690-000-900-0300

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 TRITON - AMERICA, LLC, a Washington Limited Liability Company, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Unit 101, MARITIME BUILDING CONDOMINIUM, a condominium,  
according to the first amendment to survey and map plans recorded

-1-

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#-1830

JUN 22 2011

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

December 6, 1999 under Auditor's File No. 199912060103, and declaration thereof recorded January 31, 1997 under Auditor's File No. 9701310008, and Second Amendment of Declaration recorded August 27, 2004 under Auditor's File No. 200408270154, in Volume 16 of Plats, pages 156 through 158, records of Skagit County, Washington.

Situated in Skagit County, Washington.

AND ALSO the following described property, to wit:

Unit 103, MARITIME BUILDING CONDOMINIUM, a condominium, according to the first amendment to survey and map plans recorded December 6, 1999 under Auditor's File No. 199912060103, and declaration thereof recorded January 31, 1997 under Auditor's File No. 9701310008, and Second Amendment of Declaration recorded August 27, 2004 under Auditor's File No. 200408270154, in Volume 16 of Plats, pages 156 through 158, records of Skagit County, Washington.

Situated in Skagit County, Washington.

AND ALSO the following described property, to wit:

Unit 203, MARITIME BUILDING CONDOMINIUM, a condominium, according to the first amendment to survey and map plans recorded December 6, 1999 under Auditor's File No. 199912060103, and declaration thereof recorded January 31, 1997 under Auditor's File No. 9701310008, and Second Amendment of Declaration recorded August 27, 2004 under Auditor's File No. 200408270154, in Volume 16 of Plats, pages 156 through 158, records of Skagit County, Washington.

Situated in Skagit County, Washington.

AND ALSO the following described property, to wit:

Unit B, MARITIME BUILDING CONDOMINIUM, a condominium, as delineated in that survey recorded in Volume 16 of Plats on pages 156 through 158 according to Amended Declaration thereof recorded December 6, 1999 under Auditor's File No. 199912060104, and Second Amendment of Declaration recorded August 27, 2004 under Auditor's File No. 200408270154, records of Skagit County, Washington.



Situated in Skagit County, Washington.

AND ALSO the following described property, to wit:

Unit C, MARITIME BUILDING CONDOMINIUM, a condominium, as delineated in that survey recorded in Volume 16 of Plats on page 156 through 158 according to Amended Declaration thereof recorded December 6, 1999 under Auditor's File No. 199912060104, and Second Amendment of Declaration recorded August 27, 2004 under Auditor's File No. 200408270154, records of Skagit County, Washington.

Situated in Skagit County, 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 dated May 21, 2009 and recorded May 21, 2009 under Auditor's File No. 200905210122, records of Skagit County, Washington, from STREAMSIDE OF ESTES PARK, LLC, a Colorado Limited Liability Company, as Grantor, to CHICAGO TITLE COMPANY OF WASHINGTON, as Trustee, to secure an obligation in favor of TRITON-AMERICA, LLC, a Washington Limited Liability Company, (also known as TRITON AMERICA CORPORATION, LLC), 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 January 19, 2011 under Skagit County, Washington Auditor's File Number 201101190152.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$1,311,602.00, with interest thereon, according to the terms thereof, in favor of TRITON-AMERICA, LLC, 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 Grantor, or his successor in interest, and a copy of said notice was posted or served on January 20, 2011 in accordance with law.



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5. TRITON-AMERICA, LLC, 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 March 1, 2011 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 201103010077.

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 June 10, 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 on February 25, 2011 and either posted or served on February 28, 2011, said mailing and posting or service having occurred 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 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 Grantor or its successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Promissory 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, et seq.

10. 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 June 10, 2011, 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 \$1,680,713.68, 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.

11. 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



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disclosures to Grantee concerning the Property, Grantee relying solely upon his own due diligence investigation before electing to bid for the Property.

DATED this 21<sup>st</sup> day of June, 2011.

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



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

State of Washington )  
) ss  
) County of Skagit )

I certify that I know or have satisfactory evidence that Craig E. Cammoek 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 true and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: June 21, 2011.



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

