

After Recording Return to:
Chris T. Spier
409 Botolph Lane
Santa Fe, New Mexico 87505



201109280047
Skagit County Auditor

9/28/2011 Page 1 of 4 11:01AM

TRUSTEE'S DEED

Grantor: Hacker & Willig, Inc., P.S.
Grantee: Chris T. Spier
Abb. Legal Description: LOT 2, SP PL05-0258; PTN NE 1/4 OF SW 1/4, 22-36-3 E W.M
Assessor's Tax Parcel ID #: 360322-0-002-0400; P123888
File No.: 2011-291

THE GRANTOR, Hacker & Willig, Inc. P.S., as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, **HEREBY GRANTS AND CONVEYS**, without representations or warranty, expressed or implied, to **the Grantee**, Chris T. Spier, as his sole and separate estate, as married man, that real property ("the Property"), situated in the County of Skagit, State of Washington, described as follows:

LOT 2 SKAGIT COUNTY SHORT PLAT NO. PL05-0258 APPROVED JANUARY 5, 2006 AND RECORDED JANUARY 6, 2006, UNDER AUDITOR'S NO. 200601060080, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THAT PORTION LYING WITHIN THE AS BUILT AND EXISTING FLINN STREET.

SITUATED IN SKAGIT COUNTY, WASHINGTON

The address of said property is commonly known as: NHN Flinn Road, Bow, WA 98232.

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 January 25, 2006 and recorded on February 8, 2006, under Auditor's File No. 200602080075, records of Skagit County, State of Washington from David Allan, as his separate estate, as Grantor, to NW Financial Corporation, a Washington corporation, as Trustee, to secure an obligation in favor of Banner Bank, the original beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$168,750.00 with interest thereon, according to the terms thereof, in favor of Banner Bank 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 contains a statement that the real property conveyed therein is not used principally for agricultural purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor under said Deed of Trust, 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 said Grantor, Borrower, and any occupants and tenants, and a copy of said Notice was posted or served in accordance with law.
5. Banner Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on June 2, 2011, recorded in the office of the Auditor of Skagit County, Washington under Auditor's File No. 201106020058, a Notice of Trustee's Sale of said property.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the original date of the sale as September 2, 2011, and place of sale at the following location: At main entrance Skagit County Courthouse, located at 205 W Kinkaid, City of Mount Vernon, State of Washington a public place, at 10:00 AM, 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 the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the subject Deed of Trust were attached.
8. During the 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 Revised Code of Washington, Chapter 61.24.
10. The defaults specified in the Notice of Trustee's Sale not having been cured no fewer than eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 9, 2011, the date of sale, which was not fewer 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 therefore, the property hereinabove described, for the sum of \$153,537.89.



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11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

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 20th day of September, 2011

TRUSTEE

2011 2895
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

HACKER & WILLIG, INC., P.S.

SEP 28 2011

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MF Deputy

By:

Elizabeth H. Shea



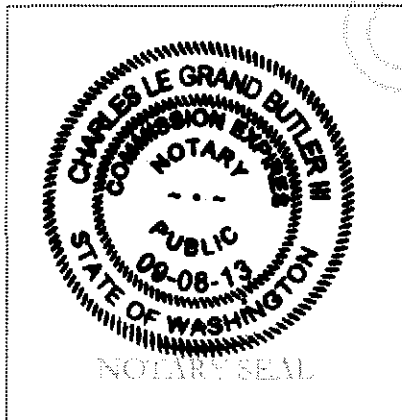
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STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Elizabeth H. Shea 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 as Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 9/20/11





Charles L. Butler, III
Notary Public in and for the State of Washington
My Commission/Appointment expires 9/8/13



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