

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



201112150065
Skagit County Auditor

12/15/2011 Page 1 of 5 3:51PM

TRUSTEE'S DEED

Reference Nos.	201110260038 (Amended Notice of Trustee's Sale) 201008170049 (Notice of Trustee's Sale) 200608180003 (Deed of Trust) 200709070124 (Partial Reconveyance) 201006150063 (Appointment of Successor Trustee) 200608180004 (Deed of Trust) 201006150062 (Appointment of Successor Trustee)
Grantor (s):	SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company
Grantee (s):	PACIFIC COAST CAPITAL, LLC, a Washington Limited Liability Company
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legals:	ptn Lots 1 and 2, Blk. 5, Everett's 2 nd Add. to Concrete, (aka Lot 1, BLA Survey #200708140131) and ptn SE ¼ NE ¼ of 10-35-8E W.M.
Additional Legal on page(s):	2
Assessor's Tax Parcel Nos.:	4061-005-002-0100 / P126642 350810-0-021-0004 / P43638 350810-0-021-0103 / P43639

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional
Limited Liability Company, as Successor Trustee under those certain Deeds of Trust as
hereinafter particularly described, in consideration of the premises and payment recited

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20117810
DEC 15 2011

-1-

Amount Paid \$ 0
Skagit Co. Treasurer
By *MB* Deputy

below, hereby grants and conveys without warranty to PACIFIC COAST CAPITAL, LLC, a Washington Limited Liability Company, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

Lot 1 of Boundary Line Adjustment Survey approved August 13, 2007 and recorded August 14, 2007 under Auditor's File No. 200708140131, records of Skagit County, Washington; being a portion of Lots 1 and 2, Block 5, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington.

Situate in the Town of Concrete, County of Skagit, State of Washington,

PARCEL B:

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 10, Township 35 North, Range 8 East W.M., described as follows:

Beginning at the Northwest corner of Block 4, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington;

thence West 55 feet, more or less, to a point 155 feet East of the Northeast corner of Block 3, of said plat of "BAKER;"

thence South 125 feet;

thence East 55 feet to the West line of said Block 4;

thence North to the point of beginning;

EXCEPT the North 6 feet thereof for street; AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of Block 4, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington;

thence West 25 feet, more or less, to a point 185 feet East of the Northeast corner of Block 3, of said plat of "BAKER;"

thence South 110 feet;

thence East 25 feet, more or less, to the West line of said Block 4;

thence North to the point of beginning;

EXCEPT the North 6 feet thereof for street.

Situate in the Town of Concrete, County of Skagit, State of 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 August 17, 2006 and recorded August 18, 2006 under Auditor's File No. 200608180003, records of Skagit County, Washington, from RICHARD B. JOHNSON, as his separate estate, as Grantor, to LAND TITLE COMPANY, as Trustee, to secure an obligation in favor of SPRING MEADOWS, LLC, a Washington Limited Liability Company, as Beneficiary, which Deed of Trust encumbered the real property described above as "Parcel A." This conveyance is also made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated August 17, 2006 and recorded August 18, 2006 under Auditor's File No. 200608180004, records of Skagit County, Washington, from RICHARD B. JOHNSON, as his separate estate, as Grantor, to LAND TITLE COMPANY, as Trustee, to secure an obligation in favor of SPRING MEADOWS, LLC, a Washington Limited Liability Company, as Beneficiary, which Deed of Trust encumbered the real property described above as "Parcel B." SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, has been appointed Successor Trustee under both Deeds of Trust pursuant to Appointments of Successor Trustee recorded on June 13, 2011 under Skagit County, Washington Auditor's File Nos. 201006150063 and 201006150062, respectively.

2. Said Deeds of Trust were executed to secure, together with other undertakings, the payment of a Line of Credit Agreement and Promissory Note dated August 17, 2006 in an outstanding principal balance not to exceed the sum of \$275,000.00, with interest thereon, according to the terms thereof, including any amendments and/or assignments thereto, payable to Beneficiary or order, and to secure any other sums of money which might become due and payable under the terms of said Deeds of Trust.

3. The described Deeds of Trust provide 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 and Amended Notice of Trustee's Sale, both as described below, which by the terms of the Deeds 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 June 28, 2010 in accordance with law.

5. SPRING MEADOWS, LLC, a Washington Limited Liability Company, being then the holder of the indebtedness secured by said Deeds 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 Deeds 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 Deeds of Trust, executed and on August 17,



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 Number 201008170049, and further executed and on October 26, 2011 recorded in the office of the Auditor of Skagit County, Washington an Amended Notice of Trustee's Sale of said property under Auditor's File Number 201110260038.

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 November 19, 2010, 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 August 17, 2010 and either posted or served on August 16, 2010, said mailings and postings 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 his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Line of Credit Agreement and Promissory Note dated August 17, 2006, the Deeds of Trust dated August 17, 2006 and recorded August 18, 2006 under Skagit County Auditor's File Numbers 20060818003 and 200608180004, a Partial Reconveyance dated September 7, 2007 and recorded September 7, 2007 under Skagit County Auditor's File No. 200709070124, and a Loan Commitment dated August 17, 2006 were attached; and further caused a copy of said Amended Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served at least 30 days before the sale; and also further, the Trustee caused a copy of said Amended Notice of Trustee's Sale to be published once between the thirty-fifth and twenty-eighth day before sale and once 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.

8. During foreclosure, no action was pending on an obligation secured by said Deeds of Trust.

9. All legal requirements and all provisions of said Deeds 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 and Amended 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 Deeds of Trust remaining unpaid on December 2, 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 as "Parcel A" for the sum of \$100.00 and the property hereinabove described as "Parcel B" for the sum of \$100.00.



or by satisfaction in full of the obligation then secured by said Deeds 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 disclosures to Grantee concerning the Property, Grantee relying solely upon its own due diligence investigation before electing to bid for the Property.

DATED this 15th day of December, 2011.

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

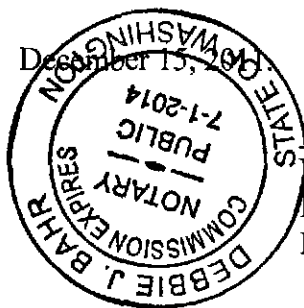
By

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

[illegible]

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

Dated: December 15,



NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2014

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201112150005
Skagit County Auditor