



201202230009

Skagit County Auditor

2/23/2012 Page 1 of 4 9:12AM

After Recording Return To:
Gary T. Jones
P.O. Box 1245
Mount Vernon, WA 98273

TRUSTEE'S DEED

GARY T. JONES, as successor Trustee under that certain Deed of Trust, particularly described hereafter, GRANTOR, for and in consideration of the said Deed of Trust Beneficiaries' bid of \$32,834.38 tendered to Trustee at Trustee's sale, hereby grants and conveys, without warranty to THEO INVESTMENTS, LLC, a Washington limited liability company, hereafter referred to as GRANTEE, that certain real property situated in the County of Skagit, State of Washington, described as follows:

All of Government Lot 12, in Section 11, Township 35 North, Range 8 East, W. M.;

TOGETHER WITH that portion of Government Lot 5 in Section 11, Township 35 North, Range 8 East, W. M., lying South of the North 840 feet thereof;

EXCEPT that portion of said Government Lot 5 lying North of the North line, extended Easterly of Block 3, "CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE", as per plat recorded in Volume 3 of Plats, page 88, records of Skagit County, Washington;

ALSO EXCEPT from said Government Lot 5 that portion which lies West of the following described line:

Beginning at the point on the West Section line of said Section 11, a distance of 250 feet South of the West ¼ Section corner; thence South on the Section line 820 feet; thence South 89°45' East 166.7 feet, said pint being the true point of beginning of said line; thence North 12°14' West 152.6 feet; thence North 23°35' West 200.9 feet; thence North 03°29' East 412 feet; thence North 17°34' West 77 feet; thence North 87°30' West 56 feet to the terminal point of said line.

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

Tax Parcel Nos. P43753 and P43762

7747 Gardner Avenue, Concrete, Washington 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012460
FEB 23 2012

Amount Paid \$ *10*
Skagit Co. Treasurer
By *MG* Deputy

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 February 20, 2008 and recorded February 21, 2008 under Skagit County Auditor's File No. 200802210069, from LEE MARQUETTE, an unmarried man, as Grantor, to Land Title Company of Skagit, as Trustee, to secure an obligation in favor of THEO INVESTMENTS, L.L.C., as Beneficiary.

2. The February 20, 2008 Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$17,000.00, with interest thereon, according to the terms of the note of even date in favor of THEO INVESTMENTS, L.L.C. 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 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 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 the law.

5. GEORGE THEODORATUS, being managing member and authorized agent of THEO INVESTMENTS, L.L.C., the Beneficiary of the Deed of Trust and holder of the indebtedness secured by said Deed of Trust, delivered to Trustee a request directing the Trustee to sell the described property in accordance with law and the terms of said Deed of Trust and appointed GARY T. JONES Successor Trustee in an instrument recorded March 9, 2011 under Skagit County Auditor's File No. 201103090068.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the said Deed of Trust subsequently recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale for said property under Auditor's File No. 201105060069.



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7. The Trustee, in his Notice of Trustee's Sale, fixed the place of sale as the front steps of the Skagit County Courthouse in the City of Mount Vernon, at 205 West Kincaid Street, State of 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 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 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 Revised Code of Washington, Chapter 61.24 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 February 17, 2012, 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 therefore, the property hereinabove described, for the sum of \$32,834.38 due the Grantee, which constitutes 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. Words and expressions used herein shall be applicable according to the context, and without regard to the number or gender of such words or expressions.

DATED this 23rd day of February 2012.


GARY T. JONES, Trustee



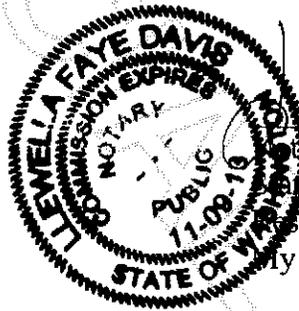
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Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY T. JONES 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 his act and deed as Trustee, to be the free and voluntary act of such party for the uses and purposes mentioned.

Dated this 23rd day of February 2012.



Luella Faye Davis
Notary Public in and for the
State of Washington
Residing at: Stanwood
My commission expires: 11/09/13



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