



201204090132
Skagit County Auditor

4/9/2012 Page 1 of 4 12:06PM

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.

Attn: Julie B. Hamilton
1221 Second Avenue, Suite 500
Seattle, WA 98101-2925

Loan No. 5309063460
Trustee No. 20412.002.02/JBH

TRUSTEE'S DEED

6335764
1ST AM 4/65

Grantor(s):	HILLIS CLARK MARTIN & PETERSON P.S., Successor Trustee
Grantee(s):	COLBY R.E., LLC
Legal Description (abbreviated)*:	LOTS 1-5, 12-14, BLK 9, BURL.
<input checked="" type="checkbox"/> Complete legal within document.	
Assessor's Parcel Identification No(s)*:	P71330 (xrefID: 4076-009-014-0006)
Reference No. of Related Documents:	200908030131
*The Assessor's Parcel Number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.	

The grantor hereunder, HILLIS CLARK MARTIN & PETERSON P.S., as present successor trustee (the "*Successor Trustee*") under that Deed of Trust, as hereinafter particularly described, in consideration of the property and payment, recited below, hereby grants and conveys, without warranty, to COLBY R.E., LLC, a Washington limited liability company, grantee hereunder, the following property (collectively, the "*Property*"):

Lots 1, 2, 3, 4, 5, 12, 13 and 14, Block 9, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT that portion lying within the boundaries of the right of way of the spur tract of the Great Northern Railway, extending over and across said block as conveyed by deeds recorded October 28, 1892 and November 1, 1892, under Auditor's File Nos. 10516 & 10575.

TOGETHER WITH that portion of the South 30 feet of vacated Magnolia Avenue as granted by that instrument dated May 12, 2006 and recorded June 1, 2006, under Auditor's File No. 200606010133.

TOGETHER WITH all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described.

Situate in the City of Burlington, County of Skagit, State of Washington;

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust, dated July 28, 2009, and recorded on August 3, 2009 in the official records of Skagit County, Washington under Recording No. 200908030131 (the "**Deed of Trust**"), between MICHAEL D. HINSON and JUDY G. HINSON, husband and wife, as grantor thereunder, ("**Borrower**"), to Land Title of Skagit County, as trustee, and COLBY R.E., LLC, a Washington limited liability company, who was the original beneficiary or, due to assignment(s), is now the current beneficiary, ("**Beneficiary**").

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original maximum principal amount of \$500,000.00 (the "**Note**") with interest thereon, according to the terms thereof, in favor of the Beneficiary, and to secure the performance of any other obligations and the payment of any other sums of money which might become due and payable under the terms of the Deed of Trust.

3. The 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 Borrower 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 Borrower, or Borrower's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Beneficiary, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Successor Trustee a written request directing the



Successor Trustee to sell the Property in accordance with the law and the terms of the 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 the Deed of Trust, executed, and on December 21, 2012, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of the Property under Recording No. 201112210052 (the "*Notice of Trustee's Sale*").

7. The Successor Trustee, in its Notice of Trustee's Sale, fixed the place of sale at the main entrance of the Skagit County Courthouse, located at 205 West Kincaid, Mount Vernon, Washington, a public place, on March 23, 2012, at 11:00 a.m., which sale was subsequently continued by public proclamation to March 30, 2012, and in accordance with the 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 ninety days before the sale; further, the Successor Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale and once between the eleventh and seventh day before the date of 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 or served to or upon Borrower or Borrower's successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of Borrower's Note and Deed of Trust were attached.

8. During foreclosure, no action commenced by Beneficiary of the Deed of Trust or Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of Borrower's default on the obligation secured.

9. All legal requirements and all provisions of the Deed of Trust have been complied with, as to acts to be performed and notice to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the Notice of Trustee's Sale not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 30, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation then secured, the Successor Trustee then and there sold at public auction to COLBY R.E., LLC, a Washington limited liability company, the highest bidder therefor, the Property hereinabove described, for the sum of \$537,981.70 in partial satisfaction of the Note.



DATED this 4th day of April, 2012.

HILLIS CLARK MARTIN & PETERSON P.S.

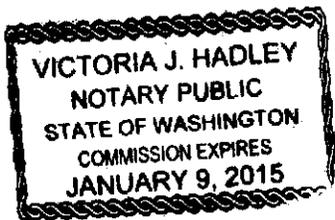
By 
Gary M. Fallon
Successor Trustee

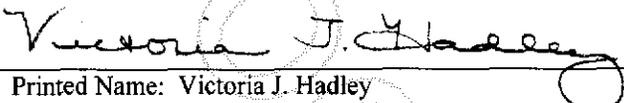
STATE OF WASHINGTON
COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that GARY M. FALLON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the representative of HILLIS CLARK MARTIN & PETERSON P.S., a Washington professional services corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of April, 2012.




Printed Name: Victoria J. Hadley
NOTARY PUBLIC in and for the State of Washington,
residing at Auburn, WA.
My Commission Expires 01/09/2015.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012954
APR 09 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy

Trustee's Deed - Hinson
ND: 20412.00202 4833-9125-6079v1



201204090132
Skagit County Auditor