



201204270062
Skagit County Auditor

4/27/2012 Page 1 of 3 10:45AM

TRUSTEE'S DEED

The GRANTOR, DEWEY W. WEDDLE, as Successor Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: WARREN L. ANDERSON ³
JACKIE L. ANDERSON husband and wife, GRANTEES, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 1 and the East 1/2 of Lot 2, Block 97, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4 through 7, records of Skagit County, Washington.

P55594

Situated in the County of Skagit, State of Washington

Commonly known as: 1004 M Avenue, Anacortes, Washington 98221

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 between JOHN A. LITTLE and SONYA McNETT, as Grantors to AMERICAN TITLE OF SKAGIT COUNTY, as Trustee, and FORREST L. MILLER and SALLY J. MILLER, husband and wife, DELBERT C. RIESNER and DONNA J. REISNER, husband and wife, as Beneficiaries, dated October 5, 2004, recorded October 8, 2004, as No. 200410080124, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$200,000 (two hundred thousand dollars) with interest thereon, according to the terms thereof, in favor of FORREST L. MILLER and SALLY J. MILLER, husband and wife, and DELBERT C. RIESNER and DONNA J. REISNER, husband and wife, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121160

APR 27 2012

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

3. The described Deed of Trust provides that the real property conveyed is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantors, as set forth in the Amended 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 Grantors and a copy of said Notice was posted or served in accordance with the law.

5. The Beneficiary being then the holder of the indebtedness secured by said Deed of Trust, caused to be delivered to the Successor Trustee a written request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, an Amended Notice of Trustee's Sale of said property under Skagit County Auditor's File No.201203120095.

7. The Trustee, in the aforesaid Amended Notice of Trustee's Sale, scheduled the sale on the 27th day of April, 2012, at the hour of 10:00 o'clock A.M., at the Skagit County Superior Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington, and in conformity with RCW 61.24.130, caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 30 days before the sale; 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 the sale and once between the fourteenth and seventh day before the sale, in a legal newspaper in the county in which the property is situated; and further, included with this Notice, which was transmitted to or served upon the Grantors or their successor in interest as required by law, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached.

8. During the foreclosure proceedings, John A. Little and Sonya McNett filed suit in Skagit County Superior (Cause No. 10-2-01639-5) contesting the underlying obligation and the Trustee's compliance with the foreclosure statute. Eventually, by Order of the court dated March 31, 2011, the debt was reaffirmed and the sale was set for June 3, 2011.

On June 2, 2011, John A. Little filed for bankruptcy in the Federal Court of Western Washington and the sale was stayed as a result. By Order of the Bankruptcy Court the stay on sale was lifted on December 14, 2011 and the sale was re-set for February 24, 2012.

On February 13, 2012 Little and McNett re-petitioned Skagit County Superior Court under the same cause number, again contesting the Trustee's compliance with the foreclosure statute. On February 17, 2012 the Court found that the Trustee had complied with the statute and ordered the sale to proceed on February 24, 2012.

On February 24, 2012, the Trustee, pursuant to RCW 61.24.040(6) continued the sale, and on March 12, 2012 recorded the Amended Notice of Foreclosure hereinabove described, which set the



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