

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



201206260029

Skagit County Auditor

6/26/2012 Page 1 of 4 10:31AM

### TRUSTEE'S DEED

Reference Nos. 200704050113 (Deed of Trust)  
201012280164 (Assignment of Deed of Trust)  
201012280226 (Appointment of Successor Trustee)  
201108030087 (Notice of Trustee's Sale)  
201205090041 (Amended Notice of Trustee's Sale)

Grantor (s): SKAGIT LAW GROUP, PLLC, a Washington  
Professional Limited Liability Company

Grantee (s): TRITON - AMERICA, LLC, a Washington  
Limited Liability Company

Additional Grantor(s) on page(s):  
Additional Grantee(s) on page(s):  
Abbreviated Legal: ptn Block 16, Plat of "Bowman's Central Ship  
Harbor Water Front Plat of Ana., TGW ptn  
vac. Ave and interest to Tr. 17, Plate 9  
Anacortes Tide and Shore Lands

Additional Legal on page(s): 2  
Assessor's Tax Parcel No.: P121822 / 3776-016-013-0100

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to TRITON - AMERICA, LLC, a Washington Limited Liability Company, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121864

JUN 26 2012

Amount Paid \$   
Skagit Co. Treasurer  
By Deputy

Lot 2 of Survey recorded June 21, 2004, under Skagit County Auditor's File No. 200406210184, being a portion of Block 16, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington, together with that portion of vacated "X" Avenue.

TOGETHER WITH an undivided 1/5 interest in Tract 17, "PLATE NO. 9 ANACORTES TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", according to the official map thereof on file in the Office of the State Land Commissioner at Olympia, Washington.

Situate in the City of Anacortes, 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 February 23, 2007 and recorded April 5, 2007 under Auditor's File No. 200704050113, records of Skagit County, Washington, from ALEXANDER MCLAREN, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, to secure an obligation in favor of TRITON ENGINEERING, INC., as Beneficiary, the beneficial interest in which was assigned to TRITON - AMERICA, LLC, a Washington Limited Liability Company, pursuant to an Assignment of Deed of Trust dated December 27, 2010 and recorded December 28, 2010 under Auditor's File No. 201012280164, records of Skagit County, Washington. SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on December 28, 2010 under Auditor's File No. 201012280226, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Line of Credit Agreement in the maximum amount of \$400,000.00, 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 Deed of Trust.
3. The described 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 the Grantor, as set forth in the Notice of Trustee's Sale and 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 Grantor, or his successor in interest, and a



copy of said notice was posted or served in accordance with law by posting which occurred on February 15, 2011 and mailings which occurred on February 14, 2011.

5. TRITON – AMERICA, LLC, a Washington Limited Liability Company, being then the holder of the indebtedness secured by said Deed 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 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 said Deed of Trust, executed and on August 3, 2011 recorded in the office of the Auditor of Skagit County, Washington a Notice of Trustee's Sale of said property under Auditor's File No. 201108030087. On August 18, 2011 Alexander McLaren filed a Chapter 11 Bankruptcy Petition under United States Bankruptcy Court, Western District of Washington case number 11-19860-TWD. An Order Granting Relief From Automatic Stay was entered in said bankruptcy proceeding on December 19, 2011 wherein the Court granted relief from the automatic stay as to the above-described property and further provided for an earliest allowable trustee's foreclosure sale date of June 8, 2012. The Successor Trustee executed and on May 9, 2012 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 No. 201205090041.

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 August 3, 2011, 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 2, 2011 and either posted or served on August 5, 2011, said mailings and postings or service having occurred prior to 90 days 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 Line of Credit Agreement, Assignment of Line of Credit Agreement, Deed of Trust, and Assignment of Deed of Trust 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 on May 10, 2012 and either posted or served on May 10, 2012, 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 on or between the thirty-fifth and twenty-eighth day before 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.

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 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 Deed of Trust remaining unpaid on June 15, 2012, 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 for the sum of \$570,942.56, or by 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. 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 25th day of June, 2012.

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

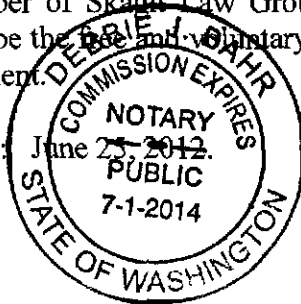
By

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: June 25, 2012.

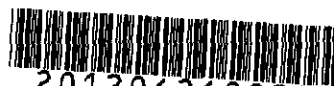


NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2014

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201206260029  
Skagit County Auditor