

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



201209120042

Skagit County Auditor

9/12/2012 Page 1 of 4 1:52PM

TRUSTEE'S DEED

Reference Nos.: 201205070007 (Notice of Trustee's Sale)
201202090023 (Appointment of Successor Trustee)
200507010146 (Deed of Trust)

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

Grantee (s): SKAGIT STATE BANK, a state-chartered
commercial bank

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):

Abbreviated Legal:

Parcel A:
Parcel B:

Additional Legal on page(s):

Assessor's Tax Parcel Nos.:

Parcel A:

Parcel B:

350631-2-001-0001 / P42122
350631-1-003-0001 / P42120

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012 2863
SEP 12 2012

Amount Paid \$
Skagit Co. Treasurer
Deputy

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 SKAGIT STATE BANK, a state-chartered commercial bank, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

The East ½ of the Northeast ¼ of the Northwest ¼ of Section 31, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West ½ of the Northwest ¼ of the Northeast ¼ of Section 31, Township 35 North, Range 6 East, W.M.

Situate in the 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 June 20, 2005, recorded July 1, 2005 under Auditor's File No. 200507010146, records of Skagit County, Washington, from THOMAS J. SWARTZ and ELIZABETH A. SWARTZ, as Grantors, to CHICAGO TITLE COMPANY, as Trustee, to secure an obligation in favor of SKAGIT STATE BANK, as Beneficiary. SKAGIT LAW GROUP, PLLC, a Washington Professional Liability Company, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on February 9, 2012 under Skagit County, Washington Auditor's File Number 201202090023.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note wherein Day Creek Contracting, LLC, is the maker, in the sum of \$50,000.00, with interest thereon, according to the terms thereof, including any amendments, modifications, 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 Grantors, 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 30-day advance Notice of Default was transmitted to the Grantors, or their successor in interest, via certified, return receipt requested, and first-class mailings on February 23, 2012 and a copy of said notice was posted on February 23, 2012 and personally served on March 12, 2012, in accordance with law.



5. SKAGIT STATE BANK, 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 May 7, 2012 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 201205070007.

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 24, 2012, 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 May 3, 2012, and personally served upon Day Creek Contracting, LLC and the Grantor, Thomas Swartz, on May 4, 2012 and personally served upon the Grantor, Elizabeth Swartz, on May 7, 2012, said mailing and personal 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 Grantors or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Promissory Notes, Change in Terms Agreements, Commercial Guarantees, and Deed of Trust were attached.

8. The Successor Trustee, pursuant to RCW 61.24.040(6), by public proclamation, at the August 24, 2012 date and time fixed for sale continued the sale to August 31, 2012 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by first class and certified mail, return receipt request, said mailing having been made on August 24, 2012.

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

10. 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.

11. 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 August 31, 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 \$38,700.00, 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.

12. 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 his own due diligence investigation before electing to bid for the Property.

DATED this 6th day of September, 2012.

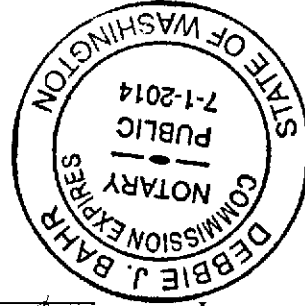
SKAGIT LAW GROUP, PLLC, a Washington
Professional Limited Liability Company,
Successor Trustee

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

State of Washington)
) ss
) County of Skagit)

I certify that I know or have satisfactory evidence that Craig E. Carmock 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: September 6th, 2012.



NOTARY PUBLIC
Printed name: Debbie J. Bahr
My appointment expires: 07-01-2014

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