

WHEN RECORDED RETURN TO:
Adelstein, Sharpe & Serka LLP
Post Office Box 5158
Bellingham, WA 98227-5158



201209200026
Skagit County Auditor

9/20/2012 Page 1 of 3 10:19AM

GRANTOR: PHILIP A. SERKA, Trustee
GRANTEE: Christina Egerer, a married woman, as her separate property
LEGAL DESCRIPTION: Ptn NE ¼ of NE ¼, 23-35-3 E W.M.
TAX PARCEL ID #: P34681
REFERENCE #'S: N/A

TRUSTEE'S DEED

The GRANTOR, Philip A. Serka, as present 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:

Christina Egerer, a married woman as her separate property, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the Northeast ¼ of the Northeast ¼ of Section 23, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Section, 504.79 feet West of its Northeast corner; thence South 315 feet on a line which if extended would intersect the South line of the Northeast ¼ of the Northeast ¼ of said Section, 554.04 feet West of the Southeast corner of said Northeast ¼ of the Northeast ¼ ; thence West 147.5 feet; thence North 315 feet to a point on the North line of the Section, 147.5 feet West of the point of beginning; thence East 147.5 feet to the point of beginning;

EXCEPT County road right of way along the North side thereof, commonly known as the Allen West Road.

Situate in the County of Skagit, State of Washington.

Trustee's Deed
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122962

SEP 20 2012

Amount Paid \$0
Skagit Co. Treasurer
By *man* 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 between Timothy J. Knutson and April M. Knutson, as Grantors, to PHILIP A. SERKA, as Trustee, and Christina Egerer, a married woman as her separate property, as Beneficiary, dated March 1, 2007, recorded under Skagit County Auditor's File No. 200703210009, 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 \$224,500.00 with interest thereon, according to the terms thereof, in favor of Christina Egerer 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 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 grantors, or their successors in interest, and a copy of said Notice was posted or served in accordance with law.

5. Christina Egerer being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on June 12, 2012, recorded in the office of the Auditor of Whatcom County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201206120013.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of the First Floor of the Skagit County Courthouse, a public place, at 9:30 o'clock a.m. on September 14, 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 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 date of sale; and further, included with this Notice, which was transmitted to



