

AFTER RECORDING RETURN TO:

Errol Hanson Funding, Inc.
PO Box 508
Sedro-Woolley, WA 98284



201212280077

Skagit County Auditor

12/28/2012 Page

1 of

5 12:30PM

Grantor.	Allforc, Inc.
Grantee.	Errol Hanson Funding, Inc.
Abbrev. Leg.	Lots 24-32, Blk 24, and Lots 1-16, Blk 36, HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, Vol 2, p. 60
Tax Acct. No.	4113-024-032-0008/P73734; 4113-036-0002/P73757

TRUSTEE'S DEED

The GRANTOR, Allforc, Inc., 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 Errol Hanson Funding, Inc., a Washington corporation, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

For full legal description, see EXHIBIT A, which is attached hereto and by this reference incorporated herein.

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by the following two Deeds of Trust:

Deed of Trust executed by Grantors Harold Pitts and Cheryl Pitts, husband and wife, to Land Title Company, as Trustee, in favor of Errol Hanson Funding, Inc., as Beneficiary, recorded March 16, 2006, under Auditor's File No. 200603160081, records of Skagit County, Washington, and modified by Modification recorded December 13, 2007, under Auditor's File No. 200712130052.

Deed of Trust executed by Grantors Harold Pitts and Cheryl Pitts, husband and wife, to Land Title Company, as Trustee, in favor of Summit Bank, a Washington corporation, as Beneficiary, recorded December 11, 2007, under Auditor's File No. 200712110074, records of Skagit County, Washington, assigned to Errol Hanson Funding, Inc., by Assignment of Deed of Trust recorded December 11, 2007, under Auditor's File No. 200712110075, and modified by Modification recorded December 13, 2007, under Auditor's File No. 200712130051.

2. Said Deeds of Trust were executed to secure, together with other undertakings, the payment of two promissory notes dated March 16, 2006, and December 10, 2007, as modified December 12, with interest thereon, according to the terms thereof, in favor of Errol Hanson Funding, Inc., and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deeds of Trust provide that the real property conveyed therein is not used principally for agricultural 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 described below, which by the terms of the Deeds of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was served or posted in accordance with law.

5. Errol Hanson Funding, Inc., being then the holder of the indebtedness secured by said Deeds 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 Deeds 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 September 21, 2012, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 201209210089.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the steps to the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, on December 28, 2012, at 10:00 O'Clock A.M., 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 this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 28, 2012, the date of sale, which was not less than 190 days from date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$162,305.53, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 26 day of December, 2012

Allforc, Inc., Trustee, by:

William R. Allen
William R. Allen, President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124224

DEC 28 2012

Amount Paid \$ 0
Skagit Co. Treasurer

By mg Deputy



EXHIBIT A

Lots 24 through 32, Block 24, HAMILTON TOWNSITE COMPANY'S
SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY,
WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats,
page 60, records of Skagit County, Washington.

Lots 1 through 16, Block 36, HAMILTON TOWNSITE COMPANY'S
SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY,
WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats,
page 60, records of Skagit County, Washington.

Situated in Skagit County, State of Washington.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside

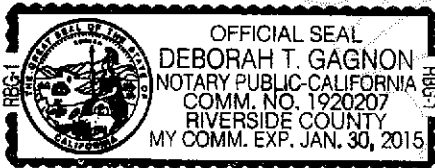
On 12/26/2012 before me, Deborah T. Gagnon, Notary Public

personally appeared William R. Allen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Deborah T. Gagnon

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trustee's deed

Document Date: 12/26/2012

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: William R. Allen

☒ Corporate Officer — Title(s): PRESIDENT

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

- ☐ Individual
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

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