

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131224  
APR 09 2013



201304090067  
Skagit County Auditor

4/9/2013 Page 1 of 4 12:59PM

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

Filed for record at the request of:  
Real Estate Management Corporation  
P.O. Box 2116  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** TRUSTEE'S DEED  
**RELATED DOCUMENT:** DEED OF TRUST – AF #200706210075  
**GRANTOR:** REAL ESTATE MANAGEMENT CORPORATION  
**GRANTEE:** GLOMAX, LLC  
**LEGAL DESC.:** Portions of the South ½ of Section 9 and the West ¼ of Section 10  
in Township 33, Range 4  
**TAX PARCEL NOS.:** 330409-0-002-0006 P16576, 330409-0-002-0000 P16594  
330409-3-003-0009 P16595, 330410-1-001-0309 P16602  
330409-1-002-0103 P16580, 330409-1-002-0202 P16581  
330409-3-005-0007 P16597, 330409-3-004-0008 P16596  
330409-3-006-0006 P16598

**TRUSTEE'S DEED**

The Grantor, Real Estate Management Corporation, a Washington Corporation, 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 GLOMAX, LLC, GRANTEE, that real property, situated in the County of Skagit, and described as follows:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

**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 recorded on June 21, 2007, under Auditor's File No. 200706210075, records of Skagit County, Washington, from VICTOR BENSON and LINDA BENSON, husband and wife, as Grantors, to FIRST AMERICAN TITLE COMPANY, a Washington corporation, as Trustee, to secure an obligation in favor of DAVID A. WELTS, Beneficiary, the beneficial interest of which was subsequently assigned to GLOMAX, LLC, a Washington Limited Liability Company, pursuant to that Assignment of Deed of Trust recorded on January 21, 2011, under Auditor's File No. 201101210061, records of Skagit Count, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory note in the original sum of \$625,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, and to secure any other sums of money which might become due and payable under the terms of the 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 thirty-day advance Notice of Default was transmitted to the Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a 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, a "Notice of Trustee's Sale" of said property under Auditor's File No. 20112080005. The "Notice of Trustee's Sale" was subsequently re-recorded under Auditor's File No. 201112270092 to correct dates.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse front steps at 205 W. Kincaid St., in the City of Mount Vernon, State of Washington, a public place, on March 9, 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 twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the 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 Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form. The scheduled date of sale was subsequently postponed, pursuant to Notice to all persons entitled thereto in accordance with law, to June 8, 2012.

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 ten

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days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 8, 2012, the date of the sale, which was not less than 190 days from the 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 \$\$695,234.25.

Dated this 7<sup>th</sup> day of February, 2013.

REAL ESTATE MANAGEMENT CORPORATION

By: Kent Haberly  
Kent Haberly, President

STATE OF WASHINGTON )

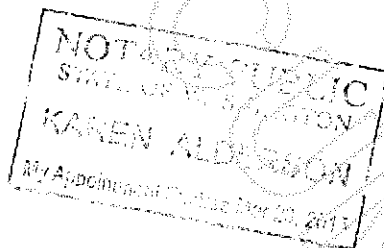
) ss.

County of Skagit )

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 7<sup>th</sup> day of February, 2013.

Karen Alderson  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellingham  
My appointment expires 3-28-15.



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EXHIBIT "A"

Parcels "X" and "Y" and those portions of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 060107" as per plat recorded as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052 lying within Parcels "C", "D", "E" and "F" below:

PARCEL "C":

The Northwest 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4, EXCEPT the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4; all in Section 9, Township 33 North, Range 4 East, W.M., ALSO EXCEPT the East 700 feet from ALL of the above, AND EXCEPT road right-of-way, if any:

PARCEL "D":

The East 700 feet of the following described property:

The Northwest 1/4 of the Southwest 1/4 in Section 9, Township 33 North Range 4 East, W.M., EXCEPT from said East 700 feet any existing road right-of-way.

PARCEL "E":

The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT any existing road or right-of-way.

PARCEL "F":

The South 1/4 of the Northeast 1/4 of the Southwest 1/4; Southeast 1/4 of the Southwest 1/4; South 1/2 of the Southeast 1/4; Northeast 1/4 of the Southeast 1/4; South 1/2 of the Southeast 1/4 of the Northeast 1/4 all in Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 33 North, Range 4 East, W.M.,

ALSO the West 1/2 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Northwest 1/4 all in Section 10, Township 33 North, Range 4 East, W.M.,

PARCEL "X":

The East 700 feet of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 9, ALSO EXCEPT existing road of right-of-way, if any.

PARCEL "Y":

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southwest 1/4 all in Section 9, Township 33 North, Range 4 East, W.M., EXCEPT road right-of-way.



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