



Skagit County Auditor

\$79.00

4/30/2013 Page

1 of

8 8:56AM

RETURN TO:  
JOHN W. HICKS  
SCHACHT & HICKS, INC., P.S.  
PO BOX 1165  
MOUNT VERNON WA 98273

DOCUMENT TITLE: Trustee's Deed  
ORIGINAL DEED OF TRUST: 200304090013  
ASSIGNMENT OF DEED OF TRUST: 201304150216  
GRANTOR: HICKS, JOHN W., Successor Trustee  
GRANTEE: SANCHEZ LANE, LLC

\$79.00

ABBREVIATED LEGAL DESCRIPTION:

Ptn Tr 37, Burlington AC (Aka Ptn Lots 1 & 2, SP #7-85)  
ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

MOBILE HOMES taxed on P62627:

KW6317 Kentwood 78 64x14

KW6328 Kentwood 78 64x14

KW6254 Kentwood 78 64x14

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131531

ASSESSOR'S TAX PARCEL NUMBER: P62527 and P62529

APR 30 2013

LAND TITLE OF SKAGIT COUNTY

**TRUSTEE'S DEED**

Amount Paid \$  
Skagit Co. Treasurer  
By *nam* Deputy

ACCOMMODATION RECORDING

The Grantor, JOHN W. HICKS, as present Trustee under those the Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to SANCHEZ LANE, LLC, a Washington Limited Liability Company, Grantee, that real property and mobile homes situated in the county of Skagit state of Washington, described as follows:

All that portion of Lots 1 and 2 of Revised Short Plat No. 7-85, approved December 3, 1985, and recorded December 4, 1985, in Book 7 of Short Plats, page 55, under Auditor's File No. 8512040005 being in Section 33 Township 35 North, Range 4 East, W.M. and in Tract 37, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying West of the East 1/2 of said Tract 37, "Plat of the Burlington Acreage Property", situate in Skagit County, Washington, together with all

right, title and interest in and to the following mobile homes:

KW6317 Kentwood 78 64x14  
KW6328 Kentwood 78 64x14  
KW6254 Kentwood 78 64x14

SUBJECT TO general taxes, together with interest, penalty and statutory foreclosure costs if any due Skagit County, Washington.

ALSO SUBJECT TO Exceptions on EXHIBIT "A" attached hereto and by reference made a part hereof.

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 MICHAEL A. YOUNGQUIST and JEANNE M. YOUNGQUIST, his wife, Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, a corporation, as Trustee, and ROGER R. JUNGQUIST and LESLIE C. JUNGQUIST, his wife and ROBERT K. JUNGQUIST and GINA MARIE JUNGQUIST, his wife, as Beneficiary, the beneficial interest of which was assigned to SANCHEZ LANE, LLC, a Washington Limited Liability Company under that certain Assignment of Deed of Trust dated March 29, 2013, and recorded April 15, 2013, under Auditor's File No. 201304150216, records of Skagit County, Washington, as follows:

- a. Deed of Trust was dated April 4, 2003, and recorded April 9, 2003, 2003, as Auditor's No. 200304090013 records of Skagit County, Washington.
- b. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 201210030093.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$140,000.00, with interest thereon, according to the terms thereof, including any amendments, modifications and/or assignments thereto, in favor of ROGER R. JUNGQUIST and LESLIE C. JUNGQUIST, husband and wife, and ROBERT K. JUNGQUIST and GINA MARIE JUNGQUIST, husband and wife, 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 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 Corrected 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 Grantor, or their successor in interest, and a copy of said notice was posted or served in accordance with law.

5. SANCHEZ LANE, LLC, being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.


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 December 18, 2012, recorded in the office of the Auditor of Skagit County, Washington, a "Corrected Notice of Trustee's Sale" of said property as Auditor's File No. 201212180093.

7. The Successor Trustee, in its aforesaid "Corrected Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 10 o'clock, a.m., on March 29, 2013, and in accordance with law caused copies of the statutory "Corrected 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 Successor Trustee caused a copy of said "Corrected Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated 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 the Corrected Notice of Trustee's Sale, which was transmitted to or served upon the Grantor or his successor in interest, a "Corrected Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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




10. The defaults specified in the "Corrected Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remained on March 29, 2013, the date of the 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 herein above described for the sum of \$167,264.21, 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.

  
JOHN W. HICKS, WSBA No. 6691  
Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JOHN W. HICKS, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Printed name: KAY L. NEGLEY  
Notary Public in and for the State of  
Washington, residing at Mount Vernon  
My appointment expires: 3-15-16



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**EXCEPTIONS:**

**A. RESERVATION CONTAINED IN DEED, AS FOLLOWS:**

"Excepting and reserving from this conveyance, all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

**B. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.**

Between: Victor Atchley and Edith Atchley, husband and wife  
And: Diking District No. 12  
Dated: June 22, 1955  
Recorded: June 28, 1955  
Auditor's No.: 520123  
Providing: An agreement to grant title and/or a perpetual easement to a 100 foot right of way

**C. EASEMENT FOR ELECTRIC TRANSMISSION LINE, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJINING PROPERTY AND INCLUDING COVENANTS AGAINST BLASTING WITHOUT NOTICE.**

Granted To: Puget Sound Power & Light Company, a Washington corporation  
Dated: May 4, 1978  
Recorded: May 11, 1978  
Auditor's No.: 879256

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Edith L. Allen, as her separate property  
Purpose: For ingress, egress and utilities  
Area Affected: The North 26 feet of the West 103.72 feet of the South ½ of the following described parcel: The North ½ of the West ½ of Tract 37, (Plat of the Burlington Acreage Property), as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, except the North 25 feet thereof.  
Dated: April 12, 1973  
Recorded: December 5, 1985  
Auditor's No.: 8512050002

EXHIBIT "A" - page 1



201304300012

Skagit County Auditor

\$79.00

4/30/2013 Page

5 of

8 8:58AM

**EXCEPTIONS CONTINUED:**

**E. Notes contained on the face of Short Plat No. 7-85, as follows:**

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
- 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Zoning – Resolution No. 10292 – Residential and Agricultural;
- 4.) Sewage Disposal – Individual septic tanks;
- 5.) Water – P.U.D. No. 1;
- 6.) Buyer should beware that this subdivision is located in the flood plain and significant elevation may be required for the first living floor of residential construction.

**F. EASEMENT AND TERMS AND CONDITIONS THEREOF:**

Disclosed By:	Short Plat
Purpose:	Existing drainage line
Area Affected:	As shown on the face of the Short Plat

**G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee:	Raspberry Ridge Apartments Limited Partnership, a Washington Limited Partnership
Purpose:	For ingress, egress and utilities
Area Affected:	A strip of land being 20 feet on either side of the following described centerline: Beginning at the Northwest corner of Revised Lot 1, as described in Auditor's File No. 200012220098, records of Skagit County, Washington, said point being the Northwest corner of Lot 1 in the City of Burlington Short Plat 7-85, recorded as Auditor's File No. 8512040005, records of Skagit County, Washington; thence South 00°16'02" East, along the West line of said Revised Lot 1, a distance of 126.75 feet to the true point of beginning; thence North 89°31'38" East, a distance of 300.86 feet; thence South 88°03'44" East, a distance of 60.12 feet; thence North 89°32'10" East, a distance of 285.50 feet to the West line of Revised Lot 2, as described in Auditor's File No. 200012200098, records of Skagit County, Washington and the terminus of said centerline, except the South 1 foot of the West 118.64 feet of said strip of land.
Dated:	December 18, 2001
Recorded:	December 18, 2001
Auditor's No.:	200112180107

EXHIBIT "A" - page 2



201304300012

Skagit County Auditor

\$79.00

4/30/2013 Page

6 of

8 8:56AM

**EXCEPTIONS CONTINUED:**

**H. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Filed: December 22, 2000  
Auditor's File No.: 200012220099

**I. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County  
And: Michael A. Youngquist  
Recorded: July 30, 2003  
Auditor's File No.: 200307300121  
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

**J. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Skagit County  
And: Michael A. Youngquist  
Recorded: July 30, 2003  
Auditor's File No.: 200307300122  
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

EXHIBIT "A" - page 3



201304300012

**EXCEPTIONS CONTINUED:**

**J. (Continued):**

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

**K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Purpose: Easement for ingress, egress and utilities  
Area Affected: See instrument for full particulars  
Dated: October 2, 2007  
Recorded: October 12, 2007  
Auditor's No.: 200710120105

**L. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF**

Between: Raspberry Ridge Apartments Limited Partnership, Raspberry Ridge II, LLC  
And: Raspberry Ridge Apartments Limited Partnership, Raspberry Ridge II, LLC  
Dated: September 18, 2007  
Recorded: October 15, 2007  
Auditor's No.: 200710150193  
Regarding: Joint Access Agreement

**M. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:**

Recorded: December 22, 2000  
Auditor's File No.: 200012220098  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

EXHIBIT "A" - page 4



201304300012