



201309300119

Skagit County Auditor

\$74.00

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3 10:11AM

After recording return document to:

RAY JOHNSON, Jr.
698 WEST POLE ROAD
FERNDALE, WA 98248

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133947

SEP 30 2013

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

DOCUMENT TITLE: TRUSTEE'S DEED

REFERENCE NUMBER OF RELATED DOCUMENT: 200208120194

GRANTOR(S): Timothy Potts, Trustee

GRANTEE(S): Ray Johnson, Jr. and Janice Johnson, Co-Executors of the Estate of Ray Powell Johnson,

ABBREVIATED LEGAL DESCRIPTION: a ptn of Lot 4 of SP 36-88 in 25-35-9 E. W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): 350925-4-002-0506/P44691

TRUSTEE'S DEED

The **GRANTOR, Timothy Potts**, 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: **Ray Johnson, Jr. and Janice Johnson, as Co-Executors of the Estate of Ray Powell Johnson, GRANTEE**, that certain real property, situated in the County of Skagit County, State of Washington, described below. The address of the property is 53635 Shular Rd., Rockport, WA 98283, and its legal description is as follows:

That portion of Lot 4 of Short Plat No. 36-88, approved January 30, 1989, and recorded February 3, 1989, in Book 8 of Short Plats, page 105, under Auditor's File No. 8902030001, records of Skagit County, Washington, and being a portion of the North ½ of the Southeast ¼ of Section 25, Township 35 North, Range 9 East, W.M., lying Northerly of Shular Road

EXCEPT the following described tracts:

- 1.) Beginning at the Northwest corner of said Lot 4, thence North 88°23'39" East, along the North line of said Lot 4, for a distance of 557.50 feet to the point of beginning, thence South 58°44'42" East 172.96 feet to the South line of said Lot 4; thence North 64°05'41" East, along said South line, for a distance of 213.20 feet to the beginning of a curve to the right, having a radius of 116.11 feet; thence Northeasterly, continuing along said South line, for an arc distance of 18.02 feet, through a central angle of 08°53'24" to the East corner of said Lot 4; thence South 88°23'39" West, along aforesaid North line of Lot 4 for a distance of 356.53 feet to the point of beginning.
- 2.) Beginning at the Northwest corner of said Lot 4; thence North 88°23'39" East, along the North line of said Lot 4, for a distance of 122.18 feet; thence South 04°56'33" East 596.97 feet to the South line of said Lot 4; thence South 59°06'57" West, along

said South line, for a distance of 9.58 feet; thence South 60°25'58" West, continuing along said South line, for a distance of 187.19 feet to the Southwest corner of said Lot 4; thence North 00°12'39" West, along the West line of said Lot 4, for a distance of 688.61 feet to the point of beginning

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 between Cory P. Haines, Kimberly A. Haines, Casey G. Haines and Angela Haines, as Grantor, to Land Title Company of Skagit County as Trustee, and Ray Powell Johnson and Elsie L. Johnson, as Beneficiary, dated August 12, 2002, recorded August 12, 2002, under Auditor's File No. 2002208120194, 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 \$58,000 with interest thereon, according to the terms thereof, in favor of Ray Powell Johnson and Elsie L. Johnson 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 provided that the real property conveyed therein is not used principally for agriculture or farming 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 Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his/her successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Ray Johnson, Jr. and Janice Johnson, as Co-Executors of the Estate of Ray Powell Johnson, being the 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 26, 2013, recorded on June 28, 2013 in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's file No. 201306280059.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed that place of sale as Skagit County Courthouse, a public place, at 10 a.m. and in accordance with law caused copies of the statutory "Notice of Trustee Sale" to be transmitted my 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-second and twenty-eighth day before the date of indicated sale, and once between the eleventh and seventh day before the indicated date of said sale date; and further, included with this Notice, which was transmitted to or served upon the Grantor, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.
8. The sale date was thereafter continued to September 27, 2013 at 10 a.m. to occur on the south steps of the Skagit County Courthouse, Mt. Vernon, Washington by notice to the parties entitled thereto and by



reading a Continuance of Trustee's Sale Statement at the prior sale date time and place.

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 and notices to be given.

11. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 27, 2013, the date of 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 therefore, the property hereinabove described, for the sum of \$ 69,321.33 by credit bid in 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 27th day of September, 2013.

TRUSTEE:

TIMOTHY POTTS

Attorney at Law

220 West Champion Street, Suite 200

Bellingham WA 98225

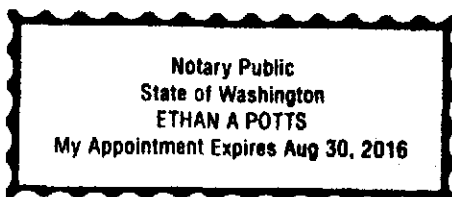
STATE OF WASHINGTON)

) ss

COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Timothy Potts is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9/27/2013



Ethan A. Potts
Print Name: Ethan A. Potts

NOTARY PUBLIC in and for the State of Washington.

Residing at: Bellingham, Washington

My Commission expires 8-30-2016

Trustee's Dr



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