

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX



201310310090

Skagit County Auditor \$75.00
10/31/2013 Page 1 of 4 1:39PM

20134423

OCT 31 2013

Amount Paid \$6
Skagit Co. Treasurer
By *Mum* Deputy

TRUSTEE'S DEED

Reference Nos.: 200611290283 (Deed of Trust)
201304020003 (Appointment of Successor Trustee)
201306180046 (Notice of Trustee's Sale)

Grantor (s): SKAGIT LAW GROUP, PLLC, a Washington
Professional Limited Liability Company,
as Successor Trustee

Grantee (s): SKAGIT STATE BANK, a state-chartered
commercial bank

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):

Abbreviated Legal: Lot 2, SP MV 3-92; Ptn NE ¼ of SW ¼,
16-34-4E W.M.

Additional Legal on page(s): 1, 2

Assessor's Tax Parcel No.: P104938 / 340416-0-002-0100

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, as Successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to SKAGIT STATE BANK, a state-chartered commercial bank, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Tract 2, Short Plat No. MV 3-92, approved February 27, 1992 and recorded February 28, 1992, under Auditor's File No. 9202280046, in Volume 10 of Short Plats, pages 64 and 65, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southwest ¼ of Section 16, Township 34 North, Range 4 East, W.M.,

UNCONFIRMED
EXCEPT any portion lying within College Way (SR 538).

Situate in the City of Mount Vernon, 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 dated November 2, 2006, recorded November 29, 2006 under Auditor's File No. 200611290283, records of Skagit County, Washington, from RESIDENTIAL BUILDING SERVICES, LLC, a Washington Limited Liability Company, as to an undivided one-half interest, and NEAL L. HARVEY and LINDA M. HARVEY, husband and wife, as to an undivided one-half interest, as Grantors, to LAND TITLE OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of SKAGIT STATE BANK, as Beneficiary. NEAL L. HARVEY and LINDA M. HARVEY, husband and wife, by Quit Claim Deed dated April 10, 2013 and recorded May 14, 2013 under Skagit County Auditor's number 201305140104, conveyed their undivided one-half interest to CHB, INC., a Washington corporation. SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on April 2, 2013 under Skagit County Auditor's File Number 201304020003.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$89,108.07, with interest thereon, according to the terms thereof, including any amendments, modifications, and/or assignments thereto, payable to Beneficiary, or order, 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell; the 30-day advance Notice of Default was transmitted to the Grantors and their successor in interest, and a copy of said notice was posted or served in accordance with law by posting which occurred on April 4, 2013 and by certified, return receipt requested and first-class mailings which occurred on April 2, 2013.
5. SKAGIT STATE BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.



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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 June 18, 2013 recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File Number 201306180046.

7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the entrance/front steps of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, State of Washington, a public place, at 10:00 a.m. on September 20, 2013, 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 on June 17, 2013 and July 11, 2013, and either posted or served on June 18, 2013, said mailings and postings or service having occurred prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh day before the sale in a legal newspaper in each 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 Grantors and their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Promissory Notes dated November 2, 2006, May 18, 2010, August 30, 2010, and June 8, 2011, and Change in Terms Agreements dated February 16, 2007, May 30, 2007, October 29, 2007, March 26, 2008, June 25, 2008, September 12, 2008, and April 8, 2009, and Deed of Trust were attached.

8. The Successor Trustee, pursuant to RCW 61.24.040(6), by public proclamation, at the September 20, 2013 date and time fixed for sale continued the sale to October 18, 2013 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested.

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 to be given, as provided in Chapter 61.24 RCW, et seq.

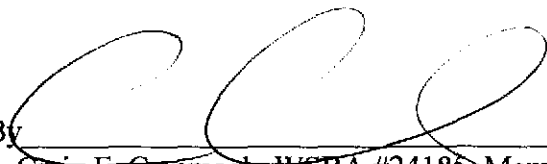
11. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on October 18, 2013, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$80,000.00, or by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.



12. This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning the Property and that the Trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon its own due diligence investigation before electing to bid for the Property.

DATED this 31st day of October, 2013.

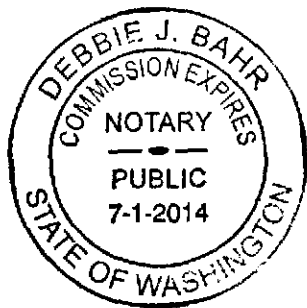
SKAGIT LAW GROUP, PLLC, a Washington
Professional Limited Liability Company,
Successor Trustee

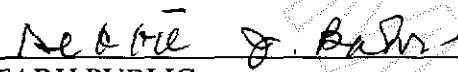
By 
Craig E. Cammock, WSBA #24185, Member
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273
Telephone: (360) 336-1000

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of Skagit Law Group, PLLC, a Washington Professional Limited Liability Company, to be the free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated: October 31, 2013.




NOTARY PUBLIC
Printed name: Debbie J. Bahr
My appointment expires: 07-01-2014

