

AFTER RECORDING MAIL TO:

Fidel and Aurelia Garcia
323 E Magnolia Ave
Burlington, WA 98233



201509300089

Skagit County Auditor

\$83.00

9/30/2015 Page

1 of 12 1:45PM

GUARDIAN NORTHWEST TITLE CO.

10A111

TRUSTEE'S QUITCLAIM DEED

GRANTORS ANITA S. MILLER, as her separate estate, and MICHAEL P. KLEIN, as duly appointed BANKRUPTCY TRUSTEE of the Bankruptcy Estate of Aaron M. Miller, Bankruptcy Case No. 14-15925, pending in the United States Bankruptcy Court for the Western District of Washington (the "Estate"), pursuant to the Order Approving Sale Free and Clear of Liens Regarding 16260 Donnelly Road, Mount Vernon, WA 98273, entered on September 24, 2015 (the "Order"), for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, do hereby CONVEY AND QUIT CLAIM to **GRANTEES FIDEL GARCIA and AURELIA GARCIA, husband and wife**, all of the Estate's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

The North 255 feet of that portion of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 3 East, W.M., lying South of the County Road which runs along the North line of said subdivision, EXCEPT the East 110 feet of the North 155 feet thereof, AND EXCEPT ditch and dike rights-of-way.

Assessor's Property Tax No: 340314-3-003-002(P21960)

Abbreviated Legal: Section 14, Township 34 North, Range 3, East; Ptn. NE SW

Said interest is subject to any and all easements, covenants, restrictions, reservations, conditions, rights of way and zoning and other ordinances and laws, if any, enforceable at law or in equity.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$150,000.00 which is 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20153976

SEP 30 2015

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By *MG* Deputy

The conveyance of the real property herein is made pursuant to the terms of the Order referenced above, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and is made free and clear of all liens, interests and encumbrances, which shall no longer attach to the real property. The conveyance is further made "AS IS" and "WHERE IS" and without warranty or representation of any kind or character whatsoever, express or implied, including but not limited to warranties regarding fitness for a particular purpose, zoning, soils or other environmental conditions or suitability for buyers' intended purpose.

Dated: 9/29/15

Dated: _____

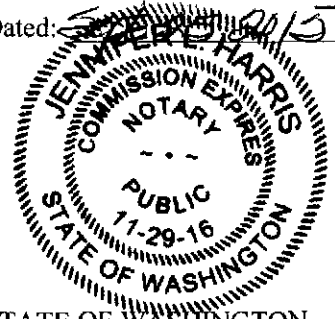
[Signature]
Michael P. Klein, solely in his capacity
as Bankruptcy Trustee of the Bankruptcy
Estate of Aaron M. Miller #1 7-15925

Anita S. Miller

STATE OF WASHINGTON)
) ss.
COUNTY OF Kitsap)

I certify that I know or have satisfactory evidence that Michael P. Klein is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath states that he was authorized to execute the instrument and acknowledged it as the Trustee of the Bankruptcy Estate of Aaron M. Miller to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/29/15



[Signature]
Printed Name: Jennifer L. Harris
Notary Public in and for the state of Washington
Residing at Bainbridge Island
My appointment expires: 11/29/16

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that ANITA S. MILLER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Printed Name: _____
Notary Public in and for the state of Washington
Residing at _____
My appointment expires: _____

UNRECORDED INSTRUMENT

Below is the Order of the Court.



Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In Re:

AARON MATHEW MILLER,

Chapter 7

CASE NO. 14-15925

ORDER APPROVING SALE FREE AND
CLEAR OF LIENS REGARDING 16260
Donnelly Road, Mount Vernon, WA 98273

Debtor.

THIS MATTER having come regularly set before this Court that was set for hearing upon notice and motion by Michael P. Klein, the Chapter 7 trustee in this case ("trustee"). No objections were filed with the court. Pursuant to 11 U.S.C. §363, the Court having reviewed the records files herein and the Court having determined that the trustee's proposal to sell real property commonly known as 16260 Donnelly Road, Mount Vernon, WA 98273 (hereinafter "Property") to Fidel and Aurelia Garcia for

ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 1

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 \$125,000.00 cash at closing, or such higher sum as may be negotiated to close the sale, pursuant to the
2 terms of the Residential Real Estate Purchase and Sale Agreement with attached addendums and
3 amendments (hereinafter "Purchase and Sale Agreement"), is reasonable and in the best interests of the
4 bankruptcy estate, now therefore it is

5
6 **ORDERED THAT:**

7 1. Subject to the written approval PHH Mortgage Corporation (hereinafter "PHH Mortgage")¹,
8 its successors and/or assigns, the trustee, Michael P. Klein, is hereby authorized to sell real property
9 commonly known as 16260 Donnelly Road, Mount Vernon, WA 98273 (hereinafter "Property") to Fidel
10 and Aurelia Garcia for \$125,000.00 cash at closing, or such higher sum as may be negotiated to close
11 the sale.

12
13 2. The trustee is authorized to execute a Trustee's Quitclaim Deed in connection with this sale,
14 as well as any other documents that are reasonably necessary to carry out and complete the sale.

15
16 3. The trustee is authorized to sell the 16260 Donnelly Road, Mount Vernon, WA 98273
17 property free and clear of liens, judgments, warrants, encumbrances, and interests, including, but not
18 limited to the first deed of trust held by PHH Mortgage, its successors and assigns pursuant to 11 U.S.C.
19 §363. To the extent that there are insufficient funds to pay the secured claim of the first deed of trust
20 holder, PHH Mortgage, its successors or assigns, the trustee must obtain the consent and approval of the
21 sale in a signed writing provided by PHH Mortgage, its successors or assigns authorized agent. Any
22 liens, judgments, warrants, encumbrances, and interests that are not satisfied at the time of closing shall
23 attach to the net proceeds (except for the buyer's premium noted in paragraph 6 below) that the trustee
24 receives from the sale, so that the validity and/or priority of same may be determined by the Bankruptcy
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 2

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 Court at a later date. The trustee specifically reserves the right to contest each encumbrance or alleged
2 encumbrance against the subject property.

3 4. The trustee is authorized to pay through escrow a sales commission up to 6% of the sales
4 price, with such amount to be divided among RE/MAX Eastside Brokers (the trustee's broker) and the
5 other agents and/or brokers who were involved in this transaction, and the trustee is hereby further
6 authorized to pay any excise taxes that become due on the subject property, as well as the estate's share
7 of any unpaid real estate taxes that are due on the subject property, prorated to the date of closing, as
8 well as the cost of purchasing an owners title insurance policy and the estate's share of any and all other
9 customary closing costs that are necessary to carry out and complete the sale of the 16260 Donnelly
10 Road, Mount Vernon, WA 98273, and it is further ordered that the trustee is authorized to make the
11 disbursements to creditors that are described above, at the time of closing through escrow.
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14 5. The buyers, Fidel and Aurelia Garcia, shall be allowed to keep or dispose of any personal
15 property, fixtures and other items left on the subject property after closing as the buyers determine is
16 appropriate.
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18 6. The buyer's premium of \$15,000.00 will be held by the trustee, free and clear of any liens or
19 interests, and shall be preserved by the trustee pending further order of the court. At least one half of the
20 buyer's premium shall be distributed to pre-petition unsecured creditors. Calculation of the maximum
21 trustees compensation in this case, pursuant to 11 U.S.C. §326, may include the applicable percentage
22 amount for monies disbursed as a result of this sale transaction. However, such amount resulting from
23 this transaction shall not exceed one half of the buyer's premium carveout less the amount of any
24 allowed fees incurred by the trustees attorneys in connection with this sale transaction.
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27 ¹ The debtors' schedules list the first deed of trust holder as "Residential Credit," and the recorded documents state that the beneficial interest is being held by Residential Credit Solutions, Inc. Apparently, the deed of trust was assigned to PIH Mortgage Corporation.

ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 3

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 8. The automatic stay under Federal Rule of Bankruptcy Procedure 6004(h) shall not apply to
2 the transaction(s) approved in this order.

3 9. The trustee shall hold all of the remaining proceeds from this sale in a trustee's estate bank
4 account subject to further court order.

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6 /// End of Order ///

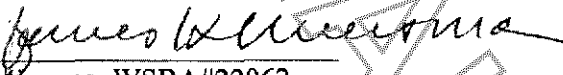
7 Presented by:

8 /s/Michael P. Klein

9 Michael P. Klein, Chapter 7 Trustee

10 Notice of presentation waived; approved as to form:

11 RCO Legal, P.S.

12 
13 James K. Miersma, WSBA#22062

14 Attorney for PHH Mortgage Corporation
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 4

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

AFTER RECORDING MAIL TO:

Fidel and Aurelia Garcia
323 E Magnolia Ave
Burlington, WA 98233

TRUSTEE'S QUITCLAIM DEED

GRANTORS ANITA S. MILLER, as her separate estate, and MICHAEL P. KLEIN, as duly appointed BANKRUPTCY TRUSTEE of the Bankruptcy Estate of Aaron M. Miller, Bankruptcy Case No. 14-15925, pending in the United States Bankruptcy Court for the Western District of Washington (the "Estate"), pursuant to the Order Approving Sale Free and Clear of Liens Regarding 16260 Donnelly Road, Mount Vernon, WA 98273, entered on September 24, 2015 (the "Order"), for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, do hereby CONVEY AND QUIT CLAIM to **GRANTEES FIDEL GARCIA and AURELIA GARCIA, husband and wife**, all of the Estate's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

The North 255 feet of that portion of the West ½ of the West ½ of the Northeast ¼ of the Southwest ¼ of Section 14, Township 34 North, Range 3 East, W.M., lying South of the County Road which runs along the North line of said subdivision, EXCEPT the East 110 feet of the North 155 feet thereof, AND EXCEPT ditch and dike rights-of-way.

Assessor's Property Tax No: 340314-3-003-002(P21960)

Abbreviated Legal: Section 14, Township 34 North, Range 3, East; Ptn. NE SW

Said interest is subject to any and all easements, covenants, restrictions, reservations, conditions, rights of way and zoning and other ordinances and laws, if any, enforceable at law or in equity.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$150,000.00 which is 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The conveyance of the real property herein is made pursuant to the terms of the Order referenced above, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and is made free and clear of all liens, interests and encumbrances, which shall no longer attach to the real property. The conveyance is further made "AS IS" and "WHERE IS" and without warranty or representation of any kind or character whatsoever, express or implied, including but not limited to warranties regarding fitness for a particular purpose, zoning, soils or other environmental conditions or suitability for buyers' intended purpose.

Dated: _____

Dated: 9-28-15

Michael P. Klein, solely in his capacity as Bankruptcy Trustee of the Bankruptcy Estate of Aaron M. Miller

Anita S. Miller
Anita S. Miller

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that Michael P. Klein is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath states that he was authorized to execute the instrument and acknowledged it as the Trustee of the Bankruptcy Estate of Aaron M. Miller to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

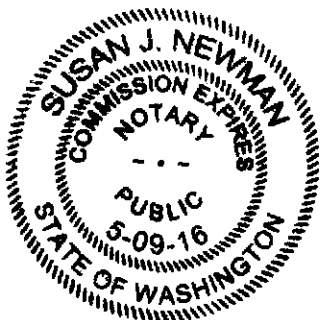
Printed Name: _____
Notary Public in and for the state of Washington
Residing at _____
My appointment expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF Lincoln)

I certify that I know or have satisfactory evidence that ANITA S. MILLER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-28-15

Susan J Newman
Printed Name: Susan J Newman
Notary Public in and for the state of Washington
Residing at Wilbur, WA
My appointment expires: 5-09-16



Below is the Order of the Court.



Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT FOR
THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In Re:

AARON MATHEW MILLER,

Chapter 7

CASE NO. 14-15925

ORDER APPROVING SALE FREE AND
CLEAR OF LIENS REGARDING 16260
Donnelly Road, Mount Vernon, WA 98273

Debtor

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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 1

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 \$125,000.00 cash at closing, or such higher sum as may be negotiated to close the sale, pursuant to the
2 terms of the Residential Real Estate Purchase and Sale Agreement with attached addendums and
3 amendments (hereinafter "Purchase and Sale Agreement"), is reasonable and in the best interests of the
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6 **ORDERED THAT:**

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19 §363. To the extent that there are insufficient funds to pay the secured claim of the first deed of trust
20 holder, PHH Mortgage, its successors or assigns, the trustee must obtain the consent and approval of the
21 sale in a signed writing provided by PHH Mortgage, its successors or assigns authorized agent. Any
22 liens, judgments, warrants, encumbrances, and interests that are not satisfied at the time of closing shall
23 attach to the net proceeds (except for the buyer's premium noted in paragraph 6 below) that the trustee
24 receives from the sale, so that the validity and/or priority of same may be determined by the Bankruptcy
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 2

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A

1 Court at a later date. The trustee specifically reserves the right to contest each encumbrance or alleged
2 encumbrance against the subject property.

3 4. The trustee is authorized to pay through escrow a sales commission up to 6% of the sales
4 price, with such amount to be divided among RE/MAX Eastside Brokers (the trustee's broker) and the
5 other agents and/or brokers who were involved in this transaction, and the trustee is hereby further
6 authorized to pay any excise taxes that become due on the subject property, as well as the estate's share
7 of any unpaid real estate taxes that are due on the subject property, prorated to the date of closing, as
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21 trustees compensation in this case, pursuant to 11 U.S.C. §326, may include the applicable percentage
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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 3

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A


1 8. The automatic stay under Federal Rule of Bankruptcy Procedure 6004(h) shall not apply to
2 the transaction(s) approved in this order.

3 9. The trustee shall hold all of the remaining proceeds from this sale in a trustee's estate bank
4 account subject to further court order.

5
6 /// End of Order ///

7 Presented by:

8 /s/Michael P. Klein
9 Michael P. Klein, Chapter 7 Trustee

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13 James K. rsma, WSBA#22062
14 Attorney for PHH Mortgage Corporation

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ORDER APPROVING SALE FREE AND CLEAR OF
LIENS REGARDING 16260 Donnelly Road, Mount
Vernon, WA 98273- 4

MICHAEL P. KLEIN
Chapter 7 Trustee
330 Madison Ave. S., Suite 110
Bainbridge Island, WA 98110
(206) 842-3638

EXHIBIT A