

When recorded return to:

Craig Sjoström
1204 Cleveland Ave.
Mount Vernon, Washington 98273



201704240149

Skagit County Auditor

\$75.00

4/24/2017 Page

1 of

3 2:20PM

TRUSTEE'S DEED

Grantor: Craig Sjoström, Successor Trustee

Grantees: (1) William Krieger AHSP

(2) LaVerne Krieger unmd.

Legal Description: ptn SE ¼ SE ¼ 20-34N-4EWM

Assessor's Property Tax Parcel or Account No.: P26686

Reference No. of Documents Assigned or Released: 201011150126

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171679
APR 24 2017

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

The GRANTOR, Craig Sjoström, attorney at law, 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 William Krieger, as his separate property, as to an undivided ½ interest, and to LaVerne Krieger, an unmarried person, as to an undivided ½ interest, GRANTEES, that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of the Southeast ¼ of the Southeast ¼ of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the road along the South line of the said subdivision, commonly known as Section Street, at a point which lies 297 feet East of the West line of the East 30 rods of the said subdivision; thence East along the said North line to the West line of the East 30 feet of the said subdivision, as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 869709 for LaVenture Street; thence North along the said West line a distance of 660 feet; thence West to a point North of the point of beginning; thence South to the point of beginning.

EXCEPT the South 215 feet to center right of way thereof.

(P26686)

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 27th day of August, 2010, recorded on the 15th day of November, 2010, under Auditor's File No. 201011150126, records of Skagit County, Washington, from LaVenture Group LLC, a Washington limited liability company, as Grantor, to Guardian Northwest

Title, as Trustee, to secure an obligation in favor of LaVerne Krieger and William Krieger, as Beneficiaries The undersigned has been appointed Successor Trustee, per instrument dated the 17th day of October, 2014 and recorded under Auditor's File No. 201410210011, 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 \$300,000.00, with interest thereon, according to the terms thereof, and any modifications or extensions thereunder, in favor of LaVerne Krieger and William Krieger, 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 thereby is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligation secured and/or covenants of the grantor, as set forth in 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 successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. LaVerne Krieger and William Krieger, being then the holders of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default 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 5th, 2016, 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. 201612050132.

7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 10th day of March, 2017, at the hour of 10:00am, 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 successor 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 sale, and once between the eleventh and seventh day before the date of 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 grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the grantor's Note and Deed of Trust were attached. On the 10th day of March, 2017, at the designated hour and location, the successor trustee continued the sale by oral proclamation to April 21st, 2017, and written notification thereof was mailed to the persons entitled thereto pursuant to law.

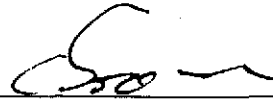
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on April 21st, 2017, 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 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.

DATED this 24th day of April, 2017.



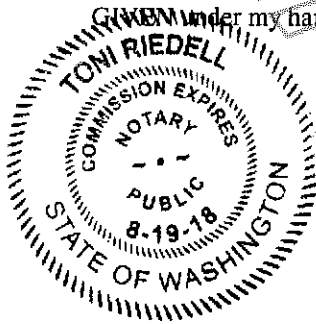
CRAIG SJOSTROM #21149
Successor Trustee

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of April, 2017.



NOTARY PUBLIC in and for the State of Washington,
residing at Burlington
My commission expires: 8-19-18
Name: Tom Riedell