



200906040080

Skagit County Auditor

6/4/2009 Page

1 of

3 2:14PM

ASSET CONTROL, LTD.  
AGC Building, Suite 809  
1200 Westlake Avenue North  
Seattle, Washington 98109

---

**TRUSTEE'S DEED**

- A. REFERENCE NUMBERS: 200702150071  
B. GRANTOR: ASSET CONTROL, LTD.  
C. GRANTEE: RAYMOND A. NELSON AND PHYLLIS C. NELSON  
D. LEGAL DESCRIPTION: LOT 13 AND 14, AND PTN LOT 12, BLOCK 3  
"CROFOOTS FIRST ADDITION TO THE TOWN OF CONCRETE"  
E. ASSESSOR'S PROPERTY TAX ACCOUNT NUMBERS: 4058-003-014-0001
- 

The Grantor, ASSET CONTROL, LTD., a Washington Corporation, 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 RAYMOND A. AND PHYLLIS C. NELSON, that real property legally described as follows:

Lot 12, Except the East 20 thereof and all of Lots 13 and 14, Block 3 "CROFOOT'S FIRST ADDITION TO THE TOWN OF CONCRETE" as per plat recorded in Volume 3 of Plats, Page 88, records of Skagit County, Washington;

Tax Account No. 4058-003-014-0001 (P70764);

Commonly known as: 7757 South Dillard Avenue, Concrete, WA 98237.

RECITALS

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by the Adjustable Rate Deed of Trust dated February 9, 2007, recorded February 15, 2007 under AFN 200702150071, which was amended by a First Amendment to Adjustable Rate Deed of Trust, dated May 25, 2007, wherein NORTHWEST PROPERTY ASSOCIATES, INC., a Nevada Corporation, is the GRANTOR, FIRST AMERICAN TITLE

TRUSTEE'S DEED

G:\LETTER\BGL\Nelson-NW Property Associates-Henderson\Trustee's Deed to Nelson.doc

INSURANCE COMPANY OF SKAGIT COUNTY, as Trustee, and RAYMOND A. AND PHYLLIS C. NELSON, Beneficiary, all in the 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 \$100,000.00 with interest thereon, according to the terms thereof, to RAYMOND A. AND PHYLLIS C. NELSON, 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 therein 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 the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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 of Default was posted or served in accordance with law.

5. RAYMOND A. AND PHYLLIS C. NELSON, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the 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, recorded on February 19, 2009, a "Notice of Trustee's Sale" of said property with the Auditor of Skagit County, Washington, as AFN 200902190097.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington, on Friday, May 29, 2009, at the hour of 10:00 a.m., and in accordance with law and pursuant to RCW 61.24.130, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto or such persons waived receipt of the same, and either posted or served prior to thirty days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published 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; 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 or served to or 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.

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

TRUSTEE'S DEED

G:\LETTER\BGL\Nelson-NW Property Associates-Henderson\Trustee's Deed to Nelson.doc

PAGE 2



200906040080

Skagit County Auditor

6/4/2009 Page 2 of 3 2:14PM

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 defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid on Friday, May 29, 2009, 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 therefore, the property legally described above for the partial satisfaction of the obligation (\$85,605.70) then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 30 day of June 2009.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1602  
JUN 04 2009

Amount Paid \$ 0  
By MF Skagit Co. Treasurer Deputy

TRUSTEE:

ASSET CONTROL, LTD.,  
a Washington Corporation:

By: [Signature]

Bernard G. Lanz, Its President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Bernard G. Lanz, to me known to be the President of ASSET CONTROL, LTD., a Washington Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above-written.

Kathryn M. Nies  
Name: Kathryn M. Nies  
Notary Public in and for the State  
of Washington residing at Kirkland  
My commission Expires: 09/02/2009



TRUSTEE'S DEED

G:\LETTER\BGL\Nelson-NW Property Associates-Henderson\Trustee's Deed to Nelson.doc



200906040080  
Skagit County Auditor