



200906220173

Skagit County Auditor

6/22/2009 Page 1 of 3 2:30PM

After Recording Return to:
CHESTER T. LACKEY
Battersby Field Professional Building
900 Dupont Street
Bellingham, WA 98225

Document Title: Trustee's Deed
Grantor: Chester T. Lackey, Trustee and
Grantee: Evan L. Maxwell and Ann E. Maxwell, husband and wife
Legal: Ptn Tract 4 "Sedro Acreage" (aka Parcel "B" Survey, AF#200704170179
Parcel#: P76926 4170-000-004-0234

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED

96704

The Grantor, Chester T. Lackey, 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: Evan L. Maxwell and Ann E. Maxwell, husband and wife Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

See Attached Exhibit "A" *Atn Tr 4 Sedro Acreage 3-35*

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Kevin L. Brock, as Grantor, to Evan L. First American Title Company, as Trustee, and Evan L. Maxwell and Ann E. Maxwell, husband and wife, as Beneficiaries, dated the 16th day of July, 2007, recorded on the 16th day of July, 2007, under Skagit County Auditor's File No. 200707160199.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$115,000.00, with interest thereon, according to the terms thereof, in favor of Evan L. Maxwell and Ann E. Maxwell, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

Default having occurred in the obligations 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 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 was posted or served in accordance with law.

Evan L. Maxwell and Ann E. Maxwell, 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 terms of said Deed of Trust.

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 the 11th day of March, 2009, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 200903110107.

The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 o'clock A.M., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1811

JUN 22 2009

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

entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th 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.

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

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.

The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on the 12th day of June, 2009, 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 therefor, the property hereinabove described, for the sum of \$158,418.92, 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.

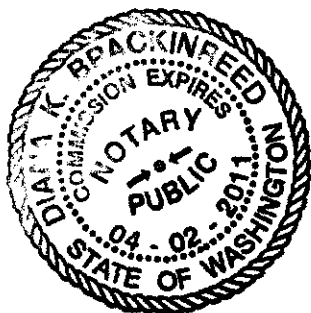
DATED this 18th day of June, 2009

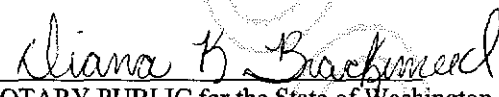

CHESTER T. LACKEY, Trustee

State of Washington)
) ss.
County of Whatcom)

I certify that I know or have satisfactory evidence that Chester T. Lackey 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.

Subscribed and sworn to before me this 18th day of June, 2009.




NOTARY PUBLIC for the State of Washington,
residing at Bellingham.
My Commission Expires: 4/2/11.

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Exhibit "A"

The South 66.70 feet of the North 86.70 feet of the West 41.50 feet of the East 212 feet of Tract 4, "SEDRO ACREAGE", as per plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington. Also known as Parcel "B" of Survey recorded under Auditor's File No. 200704170179.

TOGETHER WITH an easement for utilities over, under and through the East 30 feet of the West 71.50 feet of the South 10 feet of the North 30 feet of the East 212 feet of said Tract 4.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and vehicular turnaround as described in easement recorded March 9, 2007 under Auditor's File No. 200703090002.



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