

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



200911190065
Skagit County Auditor

11/19/2009 Page 1 of 4 3:11PM

TRUSTEE'S DEED

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

Grantee (s): PADILLA HEIGHTS PROPERTIES, LLC,
a Washington limited liability company, as
to an undivided 25.0% interest, and
OLAF GILDNES and GAYLE GILDNES,
husband and wife, as to an undivided 75%
interest, as tenants in common

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lot C, Survey #200708080107
(aka Ptn Lots 67 and 68, Anaco Beach and
Ptn SP Ana-04-009)

Additional Legal on page(s): 1, 2
Assessor's Tax Parcel No.: P121953/3858-000-068-0400

THE GRANTOR, SKAGIT LAW GROUP, PLLC, 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 PADILLA HEIGHTS PROPERTIES, LLC, a Washington limited liability company, as to an undivided 25.0% interest, and OLAF GILDNES and GAYLE GILDNES, husband and wife, as to an undivided 75.0% interest, as tenants in common, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of the Marine Point Short Plat No. Ana-04-009, approved August 20, 2004, recorded August 25, 2004 under Auditor's File No.

200408250062, being a portion of Lots 67 and 68, Anaco Beach in Volume 5, page 4 of Plat described as follows:

Beginning at the most Westerly corner of Lot A of the Marine Point Short Plat as recorded under Auditor's File No. 200408250062, records of Skagit County, Washington;
thence North 32°07'33" East a distance of 110.67 feet to the point of beginning;
thence North 79°34'50" West a distance of 47.43 feet;
thence North 34°15'18" East a distance of 67.60 feet;
thence North 61°39'42" East a distance of 69.01 feet;
thence South 57°58'11" East a distance of 71.09 feet;
thence South 81°49'00" East a distance of 31.33 feet to the Westerly line of Marine Drive;
thence South 08°11'00" West a distance of 70.95 feet along said Westerly line;
thence North 75°00'51" West a distance of 128.07 feet;
thence South 28°13'01" West a distance of 20.44 feet to the point of beginning.

Also known as Lot C of Survey recorded August 8, 2007, under Skagit County Auditor's File No. 200708080107.

Situate in the City of Anacortes, 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 on or about January 12, 2006 and recorded January 12, 2006 under Auditor's File No. 200601120130, records of Skagit County, Washington, from SUNSET VIEW CONDOMINIUM DEVELOPER, LLC, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of OLAF GILDNES and GAYLE GILDNES, husband and wife, and PADILLA HEIGHTS, LLC, a Washington limited liability company, as Beneficiaries. SKAGIT LAW GROUP, PLLC has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on February 3, 2009 under Skagit County Auditor's File Number 200902030041.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$320,000.00, with interest thereon, in accordance with the terms thereof, including any amendments and/or assignments thereto, payable to Beneficiaries or order, 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 make operative the power to sell; the 30-day advance Notice of Default was transmitted to the Grantor, or its successor in interest, and a copy of said notice was posted or served in accordance with law.

5. OLAF GILDNES and GAYLE GILDNES, husband and wife, as to an undivided 75.0% interest, and PADILLA HEIGHTS, LLC, a Washington limited liability company, as to an undivided 25.0% interest, being then the holders 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.

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 July 21, 2009, 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 200907210112.

7. The Successor Trustee, in his 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, City of Mount Vernon, State of Washington, a public place, at 10:00 a.m. on November 6, 2009, 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 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 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 Promissory Note, Deed of Trust, and Partial Reconveyances were attached.

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 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 November 6, 2009, 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 Grantees, the highest bidder therefor, the property hereinabove described for the

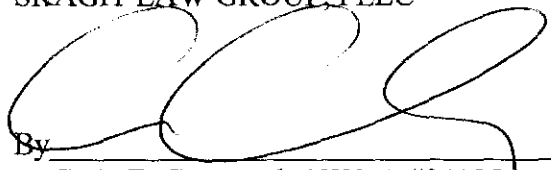


sum of \$206,736.29, or by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

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

DATED this 17th day of November, 2009.

SKAGIT LAW GROUP, PLLC

By 

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

73559
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

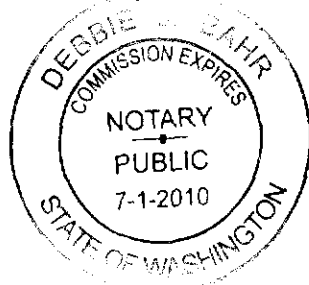
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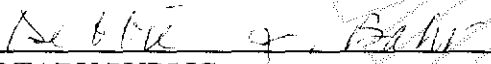
Amount Paid \$
By Skagit Co. Treasurer Deputy
hp

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: November 17, 2009.




NOTARY PUBLIC
Printed name: Debbie J. Bahr
My appointment expires: 07-01-2010



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Skagit County Auditor