



201001200042
Skagit County Auditor

1/20/2010 Page 1 of 3 1:35PM

Filed for Record at Request of:

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

TRUSTEE'S DEED

The GRANTOR, David L. Day, 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: Errol Hanson Trucking Inc, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 14, "PLAT of ROLLING RIDGE ESTATES NO. 1," as per plat recorded in Volume 9 of Plats, pages 4 and 5, records of Skagit County, Washington.

TOGETHER WITH a portion of the Northeast ¼ of the Northwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") approved non November 8, 1965 and recorded on November 9, 1965 under Auditor's File No. 674317; thence North 89°36'19" East along the north line of said ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") a distance of 100.00 feet to the Northeast corner of said Lot 14; thence North 0°23'41" West a distance of 25.00 feet; thence South 89°36'19" West parallel to said North line of ("PLAT OF ROLLING RIDGE ESTATES NO. 1,") a distance of 100.41 feet; thence South 1°21'17" East a distance of 25.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel Number: P68559

The address of said property is: 10147 Ridge Place, Sedro Woolley, WA.

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 between James and Susan Engberg as Grantor, to Land Title Company as Trustee, and Errol Hanson Funding Inc. as Beneficiary, dated October 9th, 2008, recorded October 10th, 2008, as No. 200810100057, in records of Skagit County, Washington.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$67,000.00 with interest thereon, according to the terms thereof, in favor of Errol Hanson Trucking Inc 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 "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.
- 5) Errol Hanson Trucking Inc, 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, executed and on September 15th, 2009, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 200909150058.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Superior Courthouse steps, 205 W. Kincaid, Mount Vernon, Washington 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 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 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.
- 9) All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice 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 obligations secured by said Deed of Trust remaining unpaid, on January 8th, 2010, 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 \$173,185.10, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expense as provided by statute.

DATED this 15 day of January, 2010.

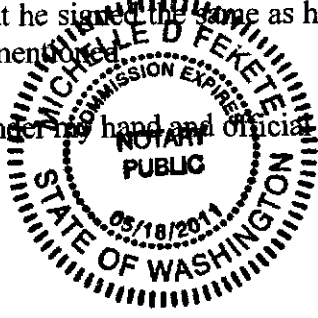
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 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

 DAVID L. DAY - Trustee

JAN 20 2010
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 By) *fp*
 Skagit Co. Treasurer

On this day personally appeared before me DAVID L. DAY, to me known to be the individuals 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 15th day of January, 2010.



Michelle D. Fekete

 NOTARY PUBLIC for Washington.
 My Commission Expires: May, 18, 2011

