



201003020034
Skagit County Auditor

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Grantor: Brock D. Stiles, Successor Trustee
Grantee(s): William A. Stiles, Jr. and Betty M. Stiles
Abbr. Legal: Units 728 & 734, MF Sub-Lots 15 & 16, Cascade Palms BSP #02-973
Tax Parcel #: P119789 & P119792

TRUSTEE'S DEED

THE GRANTOR, BROCK D. STILES, 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 representation or warranty, express or implied, to WILLIAM A. STILES, JR. and BETTY M. STILES, husband and wife, GRANTEES, that certain real property, situated in the County of Skagit, State of Washington, described as follows:

Units 728 and 734, "CASCADE PALMS CONDOMINIUM - PHASE 3, Building 8", as per Survey recorded May 5, 2008, under Auditor's File No. 200805050115 and per that Declaration recorded November 3, 2003 under Auditor's File No. 200311030251 and amended by those instruments recorded under Auditor's File Nos. 200508080174, 200608280228, 200706220126, 200805050116 and 200811120052, records of Skagit County, Washington.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Joe Lisherness, as Grantor, to Land Title Company, as Trustee, and William A. Stiles, Jr. and Betty M. Stiles, as Beneficiary, dated April 27, 2007 and recorded April 27, 2007, under Auditor's File No. 200704270163, 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 \$140,000.00 with interest thereon, according to the terms thereof, in favor of William A. Stiles, Jr. and Betty M. Stiles, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the real property conveyed therein is not used for agricultural or farming purposes.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

521
MAR 02 2010

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

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. William A. Stiles, Jr. and Betty M. Stiles, being the holders of the indebtedness secured by said Deed of Trust, delivered to said Grantor a written request directing said Grantor to sell the property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on November 23, 2009 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the property under Auditor's File No. 200911230094.

7. The Grantor, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as on the front steps of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington on Friday the 26th day of February, 2010 at the hour of 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust 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 by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 26, 2010, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$105,645.00 by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representation to Grantee concerning the Property and that the Trustee owed no duty to make



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