

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



201010060026
Skagit County Auditor

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TRUSTEE'S DEED

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

Grantee (s): LLR GROUP, LLC, a Washington Limited
Liability Company

Additional Grantor(s) on page(s):
Additional Grantee(s) on page(s):

Abbreviated Legal: Ptn of Blk 8, Am. Burlington
Additional Legal on page(s): 1, 2

Assessor's Tax Parcel No.: P71323 / 4076-008-006-0016
P71324 / 4076-008-006-0107

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3054
OCT 06 2010
Amount Paid \$0
Skagit Co. Treasurer
By *Mdm* Deputy

THE GRANTOR, SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, 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 LLR. GROUP, LLC, a Washington Limited Liability Company, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 1 to 6, inclusive, Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington,

TOGETHER WITH that portion of the vacated West ½ of Oak Street adjoining said Lot 1 on the East.

ALSO TOGETHER WITH the North 30 feet of the vacated Magnolia Avenue, located East of Burlington Northern Railroad and West of North Oak Street, abutting said Lots 1 through 6.

ALSO TOGETHER WITH two strips of land lying in Block 8, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington, described as follows:

Strip No. 1:

That portion of that certain 25 foot wide strip of land described in deed dated July 23, 1892, from Geo D. McLean and Ella R. McLean to Seattle and Northern Railway Company (predecessor in interest to BNSF Railway Company) recorded October 28, 1892, in Volume 25, Page 123, records of Skagit County, Washington, described in said deed as lying in Lots 2, 3, 4, 5 and 6 of said Block 8.

Strip No. 2:

That portion of that certain 20 foot wide strip of land described in deed dated July 22, 1892 from Geo D. McLean and Ella R. McLean to Seattle & Montana Railway Company (predecessor in interest to BNSF Railway Company) recorded November 1, 1892, in Volume 23 of Deeds, Page 704, records of Skagit County, Washington described in said deed as lying in Lots 4, 5 and 6 of said Block 8.

Situate in the City of Burlington, 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 September 21, 2007 and recorded September 24, 2007 under Auditor's File No. 200709240171, records of Skagit County, Washington, from SKAGIT SYNERGY, LLC, a Washington Limited Liability Company, as Grantor, to LAND TITLE COMPANY, as Trustee, to secure an obligation in favor of LLR GROUP, LLC, a Washington Limited Liability Company, as Beneficiary. SKAGIT LAW GROUP, PLLC has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on August 28, 2008 under Skagit County Auditor's File Number 200808280136.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$230,000.00, with interest thereon, according to the



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terms thereof, in favor of LLR GROUP, LLC, a Washington Limited Liability Company, 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. LLR GROUP, LLC, being then the holder 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 June 23, 2010 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 201006230094.

7. The Successor Trustee, in its 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 September 24, 2010, 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 its successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Promissory 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 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 September 24, 2010, the date of sale, which was not less than 190 days



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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 therefor, the property hereinabove described for the sum of \$438,683.92, 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.

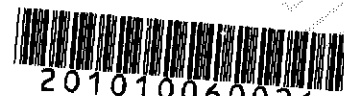
11. This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning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

DATED this 4th day of October, 2010.

SKAGIT LAW GROUP, PLLC, a Washington
Professional Limited Liability Company,
Successor Trustee

By 

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



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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.

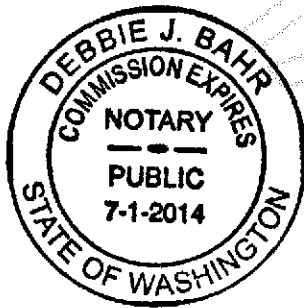
Dated: October 4, 2010.

Debbie J. Bahr

NOTARY PUBLIC

Printed name: Debbie J. Bahr

My appointment expires: 07-01-2014



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