

Filed for Record at Request of:
John E. Woodbery
800 Bellevue Way, N.E. Suite 400
800 Bellevue, WA 98004



201107050138
Skagit County Auditor

7/5/2011 Page 1 of 3 1:48PM

TRUSTEE'S DEED

100887

Grantor(s): 1: John E. Woodbery, Successor Trustee **GUARDIAN NORTHWEST TITLE CO.**
Grantee(s): (1) Sally M. Chenoweth (2) Sharol K. Adams-Griffith, both unmarried persons
Legal Description (abbreviated): Lots 7 and 8 except the W. 20 ft. of Lot 7, Div. No. 1, recorded Vol.5 of Plats, pp. 37-43, Skagit County, WA
Add'l legal is on page 1; Assessor's Property Tax Parcel/Acct: 3937-006-008-0019; 3937-006-007-0002; 3937-005-008-0003; 3937-005-007-0004

THE GRANTOR. John E. Woodbery, Trustee ("Grantor"), is the duly appointed 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 warranty to: Sally M. Chenoweth and Sharol K. Adams-Griffith,

GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOTS 7 AND 8 EXCEPT THE WESTERLY 20 FEET OF SAID LOT 7, BLOCK 6, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY WASHINGTON;

TOGETHER WITH SHORELANDS OF SECOND CLASS SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING THEREON,

AND LOTS 7 AND 8 EXCERPT THE WESTERLY 20 FEET OF SAID LOT 7, BLOCK 5 LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS ,PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

TAX ACCOUNT NUMBERS: 3937-006-008-0019, 3937-006-007-0002, 3937-005-008-0003, 3937-005-007-0004

RECITALS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1984

JUL 05 2011

Amount Paid \$7
Skagit Co. Treasurer
By *Jmm* Deputy

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 Sean Kean, a single person as Grantor to Chicago Title Insurance Company, as Trustee and Sally M. Chenoweth and Sharol K. Adams-Griffith, both unmarried persons as Beneficiaries, dated August 3, 2004, recorded August 25, 2004, under Skagit County Recording Number 200408250069, 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 \$240,000.00 with interest thereon, according to the terms thereof in favor of Sally M. Chenoweth and Sharol K. Adams-Griffith 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 herein 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 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. Sally M. Chenoweth and Sharol K. Adams-Griffith, being then the holders 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 March 16, 2011, recorded in to office of the Skagit County, Washington Auditor, a "Notice of Trustee's Sale" under recorders number 201103160023.

7. The Trustee in the aforesaid "Notice of Trustee's Sale" fixed the place of sale as the front steps of the Skagit County Court House in the city of Mount Vernon, a public place at 10:00AM, 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 thirty-second and twenty-eighth day before the date of sale and once between the eleventh and seventh day 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 Statutory form, to which 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 R.C.W. 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 June 24, 2011, the date of sale, which was not less



201107050138
Skagit County Auditor

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 therefore, the property hereinabove described for the sum of \$ 280,575.00 by the satisfaction in full of the obligation secured by the Deed of Trust, together with all fees, costs and expenses as provided by Statute).

DATED this 27th day of June, 2011.

John E. Woodbery

John E. Woodbery, Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 27th day of June, 2011 before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared John E. Woodbery, to me known to be the person who signed as Successor Trustee and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Deborah Skoglund

NOTARY PUBLIC; in and for the state of

Washington, residing at Belle WA

My commission expires: December 10, 2012



201107050138
Skagit County Auditor