



201203300038

Skagit County Auditor

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RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Trustee's Deed *67⁰⁰
ORIGINAL DEED OF TRUST: 200712210141
GRANTOR: HICKS, JOHN W., Successor Trustee
GRANTEE: MCGOFF, GLENN NED ROBERT

ABBREVIATED LEGAL DESCRIPTION: *Order 140576-0*
PTN E 1/2 of NW 1/4, 32-34-4 E. W. M. LAND TITLE OF SKAGIT COUNTY

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT "A" OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P29508, P29509 and P29333

TRUSTEE'S DEED

The Grantor, JOHN W. HICKS, as present Trustee under those the Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to GLENN NED ROBERT MCGOFF, as his separate property, Grantee, that real property, situated in the county of Skagit, state of Washington, described as follows:

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

SUBJECT TO EXCEPTIONS on EXHIBIT "B" attached hereto and by reference made a part hereof.

SUBJECT TO general real estate taxes due Skagit County, Washington for the years 2009, 2010, 2011 and 2012 plus interest and penalties.

SUBJECT TO garbage and sewer charges and liens due the city of Mount Vernon, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

212550
MAR 30 2012

Amount Paid \$ *Ø*
Skagit Co. Treasurer
By *MG* Deputy

UNRECORDED

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 MT. VERNON I-5 BUSINESS PARK, LLC, a Washington Limited Liability Company, Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and GLENN NED ROBERT McGOFF as Beneficiary, as follows:

a. Dated December 6, 2007, and recorded December 21, 2007, as Auditor's No. 200712210141 records of Skagit County, Washington. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 201110200084, and

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$1,056,216.00, with interest thereon, according to the terms thereof, in favor of GLENN NED ROBERT McGOFF 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 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 make operative the power to sell, the thirty-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. GLENN NED ROBERT McGOFF, being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.

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 December 16, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 201112160023.




7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 10 o'clock, a.m., on March 23, 2012, 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 Successor Trustee 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 seventh day before the date of sale; 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 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 R.C.W.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining on March 23, 2012, the date of the 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 Grantee, the highest bidder therefor, the property herein above described for the sum of \$1,704,016.57, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED: March 26, 2012.


JOHN W. HICKS
Successor Trustee

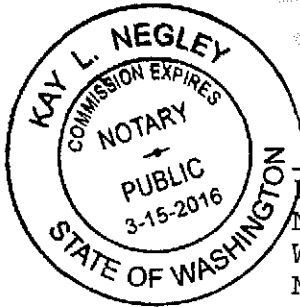
WSBA No. 6691



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN W. HICKS, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 26, 2012.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the State of
Washington, residing at: Mount Vernon
My appointment expires: 3/15/2016



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EXHIBIT "A"

PARCEL "A":

The South 200 feet of the West 643.5 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT those portions conveyed to the State of Washington for highway purposes by deed recorded March 25, 1971 and March 24, 1972, under Auditor's File Nos. 549028 and 765924, respectively,

AND EXCEPT drainage ditch right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The South 200 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 643.5 feet thereof,

AND EXCEPT that portion thereof lying Easterly of the Westerly line of the Drainage District No. 17 ditch right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

The North 138 feet of the East 206 feet of the West 643.5 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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EXCEPTIONS:

EXHIBIT "B"

- A. Reservation contained in an instrument recorded August 16, 1976, under Auditor's File No. 840911, as follows:

"Reserving to seller herein, an option for easement for egress, ingress and utilities, 20 feet in width for the benefit of seller's remaining property described as follows:

The South 200 feet of the Northeast ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT the West 643.5 feet thereof.

Situate in the County of Skagit, State of Washington.

The location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller."

- B. RELINQUISHMENT OF RIGHT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR, UNDER TERMS OF DEED TO THE STATE OF WASHINGTON:

Recorded: February 27, 1957
Auditor's No.: 549028

- C. OPTION FOR AN EASEMENT, INCLUDING TERMS AND CONDITIONS THEREIN, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Egress, ingress and utilities
Reserved By: Maude E. Day
Instrument: Recorded May 25, 1982, under Auditor's File No. 8205250020
Affects: 20 feet in width, the location of said easement to be mutually agreed on by seller and purchaser at time of exercise of said option for easement by seller.

- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: The South 10 feet of the West 425 feet of Parcel "A"
Dated: May 18, 1979
Recorded: May 29, 1979
Auditor's No.: 7905290005

- E. The effect, if any, of a survey of said premises, recorded August 15, 1990, under Auditor's File No. 9008150038.



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