

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



201212270105

Skagit County Auditor

12/27/2012 Page

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4 2:24PM

### TRUSTEE'S DEED

Reference Nos.: 200701170106 (Deed of Trust)  
201202090104 (Appointment of Successor Trustee)  
201209110042 (Notice of Trustee's Sale)

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

Grantee (s): STEVEN K. STREITZ, a married man as his  
separate estate

Additional Grantor(s) on page(s):  
Additional Grantee(s) on page(s):  
Abbreviated Legal: ptn Lot 20, all of Lots 21 and 22, Blk 1,  
Central to Sedro

Additional Legal on page(s): 1

Assessor's Tax Parcel No.: P76382 / 4156-001-022-0006

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 STEVEN K. STREITZ, a married man as his separate estate, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

The East 12 feet of Lot 20, and all of Lots 21 and 22, Block 1, "CENTRAL ADDITION TO SEDRO, WASHINGTON, 1890," as per plat recorded in Volume 1 of Plats, page 31, records of Skagit County, Washington.

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

-1-

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 4194

DEC 27 2012

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

## 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 January 16, 2007, recorded January 17, 2007 under Auditor's File No. 200701170106, records of Skagit County, Washington, from DON WEILER and SARAH WEILER, husband and wife, as Grantors, to LAND TITLE OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of STEVEN K. STREITZ, a married man as his separate estate, 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 February 9, 2012 under Skagit County Auditor's File Number 201202090104.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$87,000.00, with interest thereon, according to the terms thereof, including any amendments, modifications, and/or assignments thereto, payable to Beneficiary, or order, 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 Grantors, or their successor in interest, and a copy of said notice was posted or served in accordance with law by posting which occurred on July 27, 2012 and by certified, return receipt requested and first-class mailings which occurred on July 27, 2012.
5. STEVEN K. STREITZ, 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 September 11, 2012 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 201209110042.
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, Mount Vernon, State of Washington, a public place, at 10:00 a.m. on December 14, 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 on September 11, 2012, and either posted or served on September 12, 2012, said mailings and postings or service having occurred prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be



published once on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 Grantors' Promissory Note dated January 16, 2007 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, et seq.

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 December 14, 2012, the date of 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 Grantees, the highest bidder therefor, the property hereinabove described for the sum of \$109,950.00, 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, Grantees understand, acknowledge and agree that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantees concerning the Property and that the Trustee owed no duty to make disclosures to Grantees concerning the Property, Grantees relying solely upon their own due diligence investigation before electing to bid for the Property.

DATED this 21st day of December, 2012.

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

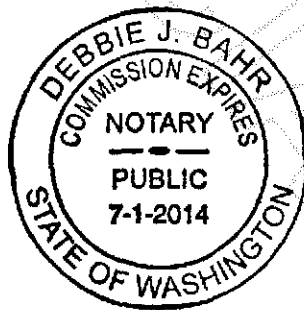
By   
Craig E. Cammock, WSBA #24185, Member  
P.O. Box 336 / 227 Freeway Drive, Suite B  
Mount Vernon, WA 98273  
Telephone: (360) 336-1000



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: December 21, 2012.



Debbie J. Bahr  
NOTARY PUBLIC  
Printed name: Debbie J. Bahr  
My appointment expires: 07-01-2014

