

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



Skagit County Auditor \$76.00  
2/3/2017 Page 1 of 4 11:17AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017451  
FEB 03 2017

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

### TRUSTEE'S DEED

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Reference Nos.:	200601200092 (Deed of Trust) 201604110101 (Appointment of Successor Trustee) 201607080029 (Notice of Trustee's Sale)
Grantor (s):	SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, as Successor Trustee
Grantee (s):	SKAGIT BANK, formerly known as SKAGIT STATE BANK, a state-chartered commercial bank
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legal:	S 65' of Lots 18-20, Blk 4, Stewart's 1 <sup>st</sup> Add. to Anac.
Additional Legal on page(s):	1
Assessor's Tax Parcel No.:	P60431 / 3833-004-020-0104

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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 SKAGIT BANK, formerly known as SKAGIT STATE BANK, a state-chartered commercial bank, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

The South 65 feet of Lots 18, 19 and 20, Block 4, "STEWART'S FIRST ADDITION TO THE CITY OF ANACORTES," according to the plat thereof recorded in Volume 2 of Plats, page 14, records of Skagit County, Washington.

Situated in the state of Washington, county of Skagit.

## 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 19, 2006 and recorded January 20, 2006 under Auditor's File No. 200601200092, records of Skagit County, Washington, from ROSE POINT, LLC, a Washington limited liability company, as Grantor, to First American Title Company of Skagit County, as Trustee, to secure an obligation in favor of SKAGIT STATE BANK (now known as SKAGIT BANK), as Beneficiary. SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, was appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on April 11, 2016 under Auditor's File No. 201604110101, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note, wherein Rose Point, LLC, a Washington limited liability company, is the maker, in the sum of \$357,340.89, with interest thereon, according to the terms thereof, including any amendments, modifications, and/or assignments thereto, payable to Beneficiary, or order, 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, via certified, return receipt requested, and first-class mailings on May 16, 2016, and a copy of said notice was posted or served by postings which occurred on May 18, 2016, in accordance with law.
5. SKAGIT STATE BANK, now known as SKAGIT BANK, 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 July 8, 2016 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 201607080029.
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 October 14, 2016, 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 July 8, 2016, and either posted or served on July 11, 2016, 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 Grantor's Promissory Note and Deed of Trust and documents evidencing the obligations secured thereby were attached.

8. The Successor Trustee, pursuant to RCW 61.24.040(6), by public proclamation, at the October 14, 2016 date and time fixed for sale continued the sale to October 28, 2016 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested; and, further, at the October 28, 2016 date and time fixed for sale continued the sale to November 18, 2016 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested; and, further, at the November 18, 2016 date and time fixed for sale continued the sale to December 9, 2016 at 10:00 a.m., and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested; and, further, at the December 9, 2016 date and time fixed for sale continued the sale to December 23, 2016, and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested; and, further, at the December 23, 2016 date and time fixed for sale continued the sale to January 6, 2017, and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested; and, further, at the January 6, 2017 date and time fixed for sale continued the sale to January 20, 2017, and further in accordance with RCW 61.24.040(6), gave notice of the new time and place of sale to all persons entitled thereto by both first class and certified mail, return receipt requested.

9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

10. 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.

11. 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 January 20, 2017, 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 Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$289,000.00, 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.

