



202002200049

02/20/2020 12:25 PM Pages: 1 of 4 Fees: \$108.50  
Skagit County Auditor

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 WASHINGTON  
REAL ESTATE EXCISE TAX  
20200629  
FEB 20 2020

Amount Paid \$   
Skagit Co. Treasurer  
By *BT* Deputy

**TRUSTEE'S DEED**

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Reference Nos.: 201307250068 (Deed of Trust)  
201908290030 (Appointment of Successor Trustee)  
201910240044 (Notice of Trustee's Sale)

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

Grantee (s): SAVIBANK, formerly known as  
BUSINESS BANK, a state-chartered commercial bank

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

Abbreviated Legal: Lot 9, ptn Lots 6 through 8, Blk 28, Am. Burlington  
Additional Legal on page(s): 1, 2  
Assessor's Tax Parcel No.: P71552 / 4076-038-009-0002

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

The South 40 feet of Lots 6, 7, and 8, and all of Lot 9, Block 38, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County,

Washington. Together with that portion of vacated Cascade Highway described in Ordinance No. 1710, recorded under Auditor's File No. 201005110041, as would attach by operation of law.

Situate in Skagit County, 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 July 24, 2013 and recorded July 25, 2013 under Auditor's File No. 201307250068, records of Skagit County, Washington, from MAINS, INC., a Washington corporation, as Grantor, to Chicago Title Company, as Trustee, to secure an obligation in favor of BUSINESS BANK, now known as SAVIBANK, 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 August 29, 2019 under Auditor's File No. 201908290030, 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 Mains, Inc., a Washington corporation, is the maker, in the sum of \$287,000.00, 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 September 3, 2019, and a copy of said Notice was posted or served by postings which occurred on September 4, 2019, in accordance with law.
5. SAVIBANK, formerly known as BUSINESS 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 October 24, 2019 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 201910240044.

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 February 7, 2020, 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 October 24, 2019, and either posted or served on October 26, 2019, 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. 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 February 7, 2020, 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 \$265,000.00, 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.

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 her own due diligence investigation before electing to bid for the Property.

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