



201003030044

Skagit County Auditor

When recorded return to:

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Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273

TRUSTEE'S DEED**Grantor: Craig Sjostrom, Successor Trustee****Grantee: Don Magnuson****Legal Description: ptn Lot 4, Lot 3, & ptn Lot 2, Block 6, West Mount Vernon****Assessor's Property Tax Parcel or Account No.: P54828****Reference Nos of Documents Assigned or Released: 200606080005**

The GRANTOR, Craig Sjostrom, attorney at law, as 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 Don Magnuson, an unmarried person, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 4, EXCEPT the West 10 feet thereof; Lot 3; and Lot 2, EXCEPT the East 10 feet thereof, Block 6, "WEST MOUNT VERNON", as per the plat recorded in Volume 2 of Plats, page 81, records of Skagit County, Wash.

(P54828)

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 7th day of June, 2006, recorded on the 8th day of June, 2006, under Auditor's File No. 200606080005, records of Skagit County, Washington, from Edgewater Plaza, LLC, as Grantor, to Land Title Co., as Trustee, to secure an obligation in favor of Donald W. Magnuson, an unmarried person, as Beneficiary, such Trustee having been replaced by Craig Sjostrom, Successor Trustee, by instrument dated September 30th, 2009 and recorded on September 30th, 2009 under Auditor's File No. 200909300112, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$200,000.00, with interest thereon, according to the terms thereof, in favor of Don Magnuson, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

533

MAR 08 2010

Amount Paid \$533
By *[Signature]* Skagit County Auditor
Deputy

3. The described Deed of Trust provides that the real property conveyed thereby is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligation 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Don Magnuson, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default 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 November 12th, 2009, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property, under Auditor's File No. 200911120070.

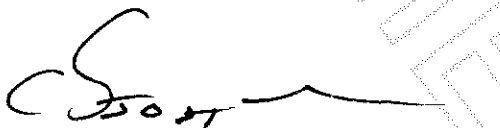
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 26th day of February, 2010, at the hour of 10:00am, and in accordance with law caused copies of the statutory Notice of Trustee's 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 once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date 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 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 RCW.

10. The default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on February 26th, 2010, 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 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 this 3 day of March, 2010.


CRAIG SJOSTROM #21149
Successor Trustee

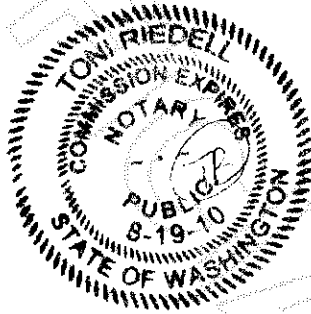


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Skagit County Auditor

STATE OF WASHINGTON)
:ss
COUNTY OF SKAGIT)

On this day personally appeared before me Craig Sjostrom, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3 day of March, 2010.



Toni Riedell
NOTARY PUBLIC in and for the State of Washington,
residing at Burlington
My commission expires: 8/19/10
Name: Toni Riedell



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