

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



201110260037
Skagit County Auditor

10/26/2011 Page 1 of 4 11:16AM

TRUSTEE'S DEED

Reference Nos.	200507290288 (Deed of Trust) 201104140087 (Appointment of Successor Trustee) 201107070015 (Notice of Trustee's Sale)
Grantor (s):	SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company
Grantee (s):	DON L. McKEE AND BILLIE V. McKEE FAMILY LIMITED PARTNERSHIP II
Additional Grantor(s) on page(s):	
Additional Grantee(s) on page(s):	
Abbreviated Legals:	Parcel A: Lots 11 and 12, Blk 9, Anacortes Parcel B: Tr. 32, Plate 9, Anacortes Tidelands
Additional Legal on page(s):	1
Assessor's Tax Parcel Nos.:	Parcel A: P54953 / 3772-009-012-0007 Parcel B: P32883 / 350218-0-023-0000

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 the DON L. McKEE AND BILLIE V. McKEE FAMILY LIMITED PARTNERSHIP II, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

PARCEL "A"

Lots 11 and 12, Block 9, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113221
OCT 26 2011

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

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B"

Tract 32, PLATE NO. 9, Tide and Shorelands, Section 18, Township 35 North, Range 2 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of 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 26, 2005 and recorded July 29, 2005 under Auditor's File No. 200507290288, records of Skagit County, Washington, from HOMESTAR NORTHWEST, LLC, a Washington limited liability company, as Grantor, to CHICAGO TITLE COMPANY – ISLAND DIVISION, a Washington corporation, as Trustee, to secure an obligation in favor of THE DON L. AND BILLIE V. McKEE FAMILY LIMITED PARTNERSHIP II, as Beneficiary. SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, has been appointed Successor Trustee under said Deed of Trust pursuant to an Appointment of Successor Trustee recorded on April 14, 2011 under Skagit County, Washington Auditor's File Number 201104140087.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$1,350,000.00, with interest thereon, according to the terms thereof, in favor of THE DON L. McKEE and BILLIE V. McKEE FAMILY LTD PARTNERSHIP II, 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 Grantors, 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 postings which occurred on May 20, 2011 and mailings which occurred on May 19, 2011.
5. THE DON L. McKEE and BILLIE V. McKEE FAMILY LTD PARTNERSHIP II, 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 7, 2011 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 201107070015.

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, City of Mount Vernon, State of Washington, a public place, at 10:00 a.m. on October 14, 2011, 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 7, 2011 and July 11, 2011 and either posted or served on July 7, 2011, 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, Agreements Amending 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, 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 October 14, 2011, 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 \$1,489,895.93, 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 its own due diligence investigation before electing to bid for the Property.

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