

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263134
Date 09/23/2026

TRUSTEE'S DEED

Reference Nos.:	200410280228 (Deed of Trust) 201306040054 (Assignment of Deed of Trust) 202210210038 (Assignment of Deed of Trust) 202603270056 (Appointment of Successor Trustee) 9703170121 (Memorandum of Lease) 9902180111 (Assignment of Lease)
Grantor (s):	SKAGIT LAW GROUP, PLLC, a Washington Professional Limited Liability Company, as Successor Trustee
Grantee (s):	ROBERT PETERSON
Abbreviated Legal:	Building, improvements and leasehold interest located on ptn Blocks 288 and 289, and vacated 2 nd Street, "City of Anacortes" and of Tract 8, Plate 9, "Tide and Shore Lands of Section 18, Township 35 N, Range 2 E.W.M.
Additional Legal on page:	2
Assessor's Tax Parcel No.:	3772-289-011-0200 / P128814

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 ROBERT PETERSON, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Building, Improvements and Leasehold Interest only, located on:

That portion of Blocks 288 and 289, "CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, and of vacated 2nd Street abutting thereon, and of Tract 8, Plate 9, "TIDE AND SHORE LANDS OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.", as per the official map thereof on file in the office of the Commissioner of Public Lands at Olympia, Washington, more particularly described as follows:

Beginning at the intersection of "T" Avenue and 6th Street, within the Plat of the "CITY OF ANACORTES";

thence North 0°35'27" East, along the centerline of "T" Avenue, 591.17 feet, to the intersection of 4th Street and "T" Avenue, in said Plat; thence continue North 0°35'27" East, 452.00 feet to a point of intersection with the North line of the 16 foot alley within said Block 288, produced Westerly; thence South 89°24'51" East, along said line, a distance of 15.29 feet to the true point of beginning; thence North 0°35'27" East, 243.07 feet; thence South 89°18'28" East, 109.61 feet;

thence South 0°35'27" West, 242.85 feet to the North line of said alley; thence North 89°24'51" West, along said line and said line extended a distance of 109.60 feet to the true point of beginning.

EXCEPT any portions of "T" Avenue;

ALSO EXCEPT any portions of Block 288, "CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the 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 October 28, 2004, and recorded October 28, 2004, under Auditor's File No. 200410280228, records of Skagit County, Washington, from RHODO-DRONA, LLC, a Washington limited liability company, as Grantor, to GUARDIAN NORTHWEST TITLE & ESCROW COMPANY, formerly known as FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of OLAF GILDNES and GAYLE GILDNES, husband and wife, as Beneficiaries, which beneficial interest was assigned to GAYLE GILDNES, a single woman, by assignment recorded on July 4, 2013, under Skagit County Auditor's File No. 201306040055, which beneficial interest was then assigned to ROBERT PETERSON, by assignment recorded on October 21, 2022, under Skagit County Auditor's File No. 202210210038. 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 March 27, 2026, under Auditor's File No. 202603270056, 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 RHODO-DRONA, LLC, a Washington limited liability company, is the borrower, in the principal sum of \$260,000.00, 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 his successor in interest, via certified, return receipt requested, and first-class mailings on March 30, 2026, and a copy of said notice was posted or served by postings which occurred on March 31, 2026, in accordance with law.
5. ROBERT PETERSON, 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 June 8, 2026, recorded in the office of the Auditor of Skagit County, Washington a Notice of Trustee's Sale of Commercial Loan against said property under Auditor's File Number 202606080046.
7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the Skagit County Courthouse, 205 W. Kincaid Street, City of Mount Vernon, State of Washington, a public place, at 9:30 a.m. on September 11, 2026, 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 June 8, 2026, and either posted or served on June 9, 2026, 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 his successor in interest, a Notice of Foreclosure in substantially the statutory form.
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

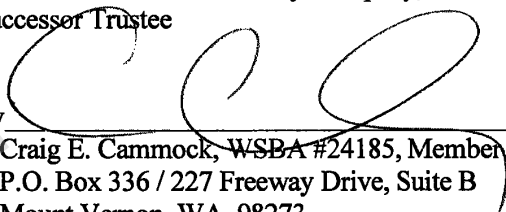
eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on September 11, 2026, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$293,192.79, 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.

DATED this 16th day of September, 2026.

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

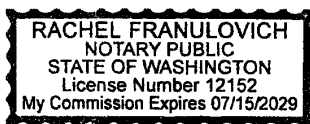
By


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: September 16th, 2026.





NOTARY PUBLIC

Printed name: Rachel Franulovich

My appointment expires: 07-15-2029