



200804290191
Skagit County Auditor

4/29/2008 Page 1 of 5 2:44PM

Return Address: Frontier Bank
c/o Weinstein & Riley, P.S.
2001 Western Avenue, Ste. 400
Seattle, Washington 98121
Attention: David R. Riley

AUDITOR/RECORDER'S INDEXING FORM

1293

Document Title(s):	1. Trustee's Deed	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Reference Number(s) of Documents assigned or released:	Deed of Trust	APR 29 2008
Grantor(s):	1. David R. Riley, as Trustee	Amount Paid \$ <u>0</u> Skagit Co. Treasurer By <u>DR</u> Deputy
<input type="checkbox"/> Additional names on page _____ of document		
Grantee(s):	1. Robert J. Withers and Jeanne Withers, Co-Trustees of the Withers Family Trust dated September 27, 1995	
<input type="checkbox"/> Additional names on page _____ of document		
Legal Description: (abbreviated)	SECTION 2, TOWNSHIP 35, RANGE 4: PTN. SE SW (aka LOTS 1, 3, and 4, SHORT PLAT NO. 06-0298)	
<input checked="" type="checkbox"/> Additional legal is on page <u>5</u> of document		
Assessor's Property Tax Parcel/Account Number:	350402-3-005-0002 (P35650)	

TRUSTEE'S DEED

DAVID R. RILEY the grantor ("Grantor"), as present trustee ("Trustee") under that Deed of Trust as hereinafter described, in consideration of the premises and payment recited below, hereby grants and conveys without warranty to Robert J. Withers and Jeanne Withers, Co-Trustees of the Withers Family Trust under agreement dated September 27, 1995 ("Grantee"), the real property ("Property") situated in Skagit County, State of Washington, described as follows:

SECTION 2, TOWNSHIP 35, RANGE 4: PTN. SE SW (aka LOTS 1, 3, and 4, SHORT PLAT NO. 06-0298)

RECITALS :

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between Sound Property Solutions, Inc., as grantor, to First American Title Insurance Company as trustee, and Robert J. Withers and Jeanne Withers, Co-Trustees of the Withers Family Trust under agreement dated September 27, 1995, as beneficiary, dated October 11, 2006, and recorded October 20, 2006, under Auditor's File No. 200610200158, records of Skagit County, Washington. The original trustee under the Deed of Trust having resigned, the Beneficiary duly appointed David R. Riley as successor Trustee.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$170,000.00, with interest thereon according to the terms thereof in favor Robert J. Withers and Jeanne Withers, and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the grantor under the Deed of Trust as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty (30) day advance Notice of Default was transmitted to the grantor under the Deed of Trust, or any successor in interest, and a copy of the Notice of Default was posted or served in accordance with the law.

5. Robert J. Withers and Jeanne Withers, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a request directing the Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The default specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on December 14, 2007, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of the Property under Auditor's File No. 200712140099.

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as Skagit County Courthouse, a public place at 205 West Kincaid Street, in the City of Mt. Vernon, Washington on March 14, 2008, and, in accordance with the law, caused



200804290191
Skagit County Auditor

copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served the Notice of Trustee's Sale prior to ninety (90) days before the sale. Further, the Trustee published a copy of the Notice of Trustee's Sale in a legal newspaper in the county wherein the Property is situated, once between the 32nd and 28th day prior to the sale date and once between the 11th and 7th day prior to the sale date. Further, in accordance with the law, the Notice of Trustee's Sale was transmitted or served to or upon the grantor under the Deed of Trust, or any successor in interest, accompanied by 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 commenced by the Beneficiary or its successor was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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 before the date of the Trustee's sale and the obligation secured by the Deed of Trust remaining unpaid, on April 11, 2008, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation secured, the Trustee then and there sold the Property at public auction to the Grantee, the highest bidder therefore, by credit bid representing satisfaction in full of the obligation then secured by the Deed of Trust.

DATED: April 25, 2008.

WEINSTEIN & RILEY, P.S.

By:



David R. Riley



200804290191
Skagit County Auditor

4/29/2008 Page

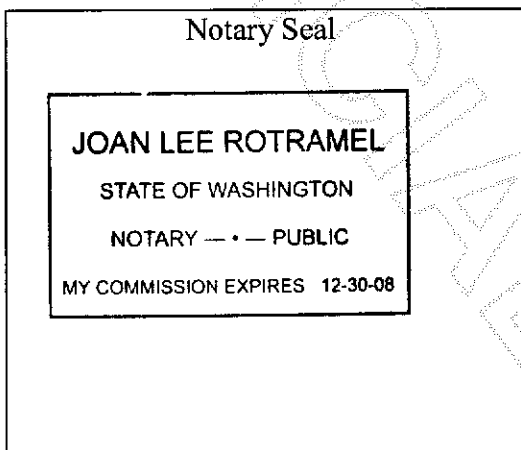
3 of

5 2:44PM

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DAVID R. RILEY is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATED: April 25, , 2008.



Joan Lee Rotramel

Joan Lee Rotramel
Notary Public in and for the State of Washington
Residing on Bainbridge Island
My commission expires 12/30/08



200804290191
Skagit County Auditor

4/29/2008 Page 4 of 5 2:44PM

Order No.: 93418

Guarantee No.: H-967724

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lots 1, 3 and 4 as delineated on Skagit County Short Plat No. PL06-0298, as approved February 27, 2007 and recorded February 28, 2007 under Auditor's File No. 200702280173, being a portion of Lot 1 Skagit County Short Plat No. 91-18 in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M..

TOGETHER WITH a 50-foot access and utility easement as delineated on said Short Plat PL06-0298, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 35 North, Range 4 East, W.M..



200804290191
Skagit County Auditor

4/29/2008 Page

5 of

5 2:44PM