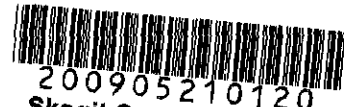


Return Address: Frontier Bank
c/o Weinstein & Riley, P.S.
2001 Western Avenue, Ste. 400
Seattle, Washington 98121
Attention: David R. Riley



200905210120
Skagit County Auditor

5/21/2009 Page 1 of 4 3:52PM

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200512290113 (Deed of Trust)
Grantor(s):	1. David R. Riley, as Trustee 2. Landmark Building & Development, Inc.
<input type="checkbox"/>	Additional names on page _____ of document
Grantee(s):	1. Frontier Bank
<input type="checkbox"/>	Additional names on page __ of document
Legal Description):	Lot 21 of Elk Haven Estates according to the plat thereof recorded August 6, 2002 (abbreviated) under Auditor's File No. 200208060083, records of Skagit County, Washington
<input type="checkbox"/>	Additional legal is on page __ of document
Assessor's Property Tax Parcel/Account Number:	P119400 (formerly 4797-000-021-0000)

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 Frontier Bank ("Grantee"), the real property ("Property") situated in Skagit County, State of Washington, legally described as follows:

Lot 21 of Elk Haven Estates according to the plat thereof recorded August 6, 2002 under Auditor's File No. 200208060083, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1435
MAY 21 2009

Amount Paid \$0
Skagit Co. Treasurer
By *ndm* Deputy

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 Landmark Building & Development, Inc., a Washington corporation, as grantor, to First American Title of Skagit County as trustee, and Frontier Bank, as beneficiary, dated December 27, 2005, and recorded December 29, 2005 under Auditor's File No. 200512290113, 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 \$272,000.00, with interest thereon according to the terms thereof in favor Frontier Bank, 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. Frontier Bank, 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 January 30, 2009, 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. 200901300170.

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the Skagit County Courthouse a public place at 205 W. Kincaid, in the City of Mt. Vernon, Washington on May 1st, 2009, and, in accordance with the 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 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 May 1, 2009, 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 therefor, by credit bid representing partial satisfaction in the amount of \$118,786.28 of the debt then secured by the Deed of Trust.

DATED: May 18, 2009.

WEINSTEIN & RILEY, P.S.

By:



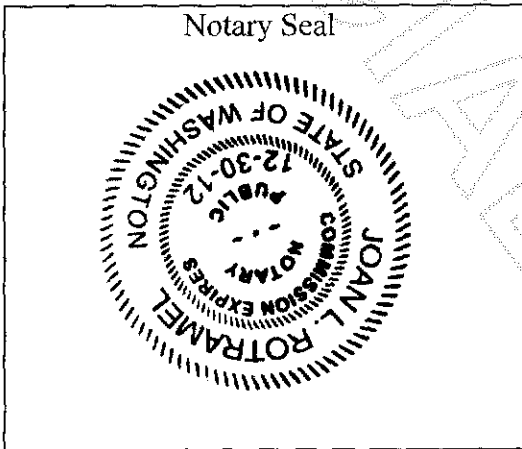
David R. Riley



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: May 18th, 2009.



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

