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Skagit County Auditor

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**WHEN RECORDED RETURN TO:**

**Dennis M. Paterson, III  
Davis Wright Tremaine LLP  
1300 SW Fifth Avenue, Suite 2300  
Portland, OR 97201**

GUARDIAN NORTHWEST TITLE CO.

96544

**TRUSTEE'S DEED**

Grantor:	DWTR&J Corp., Successor Trustee
Grantee:	RBC Real Estate Finance Inc., successor in interest to RBC Centura Bank
Abbreviated Legal Description:	Section 30, Township 34, Range 4, Ptn NW NE, Skagit County, Washington
Reference No.	200705020084
Assessor's Property Tax Parcel Account Nos.:	340430-0-142-0009 (P28963) and 340430-0-289-0002 (P29149)

2353  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 04 2009

Amount Paid To  
Skagit Co. Treasurer  
By *mem* Deputy

## TRUSTEE'S DEED

The GRANTOR, DWTR&J Corp, as present 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: RBC Real Estate Finance Inc., successor in interest to RBC Bank (USA), formerly known as RBC Centura Bank, GRANTEE, that real property (the "Property"), situated in the County of Skagit, State of Washington, described as follows:

See attached Exhibit A.

### RECITALS:

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon the trustee by a Short Form Deed of Trust (the "Trust Deed") between Landmark Building and Development, Inc., as Grantor, to First American Title Company of Skagit County, as Trustee, and RBC Centura Bank, as Beneficiary, dated April 30, 2007, and recorded on May 2, 2007, under Auditor's No. 200705020084, in the records of Skagit County, Washington.

2. The Trust Deed was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$825,000.00 with interest thereon, according to the terms thereof, in favor of RBC Centura Bank and to secure any other sums of money which might become due and payable under the terms of the Trust Deed.

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

4. Grantor was appointed successor trustee under the Trust Deed, by an instrument recorded on February 23, 2009 under Auditor's No. 200902230108, in the records of Skagit County, Washington.

5. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in the Notice of Trustee's Sale described in paragraph 7 below, which by the terms of the Trust Deed made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Borrower and Grantor, or his successor in interest, and a copy of that Notice was posted or served in accordance with law.

6. RBC Centura Bank, being then the holder of the indebtedness secured by the Trust Deed, delivered to the Trustee a written request directing the Trustee to sell the Property in accordance with the law and the terms of the Trust Deed.

7. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Trust Deed, executed and on April 24, 2009, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property, as Auditor's No. 200904240055, Records of Skagit County, Washington.

8. In that Notice of Trustee's Sale, the Trustee fixed the place of sale as the front steps of the Skagit County Superior Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., on July 31, 2009, a date not



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less than 190 days from the date of default in the obligation secured. In accordance with law, the Trustee 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 ninety days before the sale. Further, the Trustee included with the copies of such Notice that were transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

9. The Grantor caused a copy of that Notice of Trustee's Sale to be published in the Skagit Valley Herald, a legal newspaper in Skagit County, Washington, on July 1, 2009 (on or between the thirty-fifth and twenty-eighth day before the date of sale) and on July 22, 2009 (on or between the fourteenth and seventh day before the date of sale).

10. During foreclosure, no action was pending on an obligation secured by the Trust Deed.

11. All legal requirements as provided in Chapter 61.24 RCW, and all provisions of the Trust Deed, have been complied with, as to acts to be performed and notices to be given.

12. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of Trustee's Sale, and the obligation secured by the Trust Deed remaining unpaid, on July 31, 2009, the date of sale, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefor, the Property, for the sum of \$382,400.00 by the satisfaction of a portion of the obligation then secured by the Trust Deed, as provided by statute.

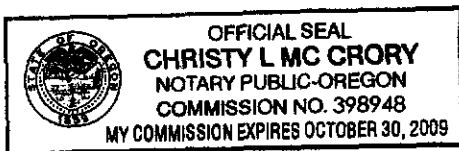
Dated this 3rd day of August, 2009.

\_\_\_\_\_  
Dennis M. Paterson, III  
Vice President of Successor Trustee

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

On this 3<sup>rd</sup> day of August, 2009, personally appeared before me Dennis M. Paterson, III, Vice President of Successor Trustee, 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.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: October 30, 2009



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**Exhibit A**

**PARCEL A**

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, lying West of the center line of West Street, extended South from the Southern Addition to Mt. Vernon, and South of the South line of said Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County) Washington, and East of dike or county road;. EXCEPT the following tracts:

(1) Beginning at a point on the South line of said Northwest 1/4 of the Northeast 1/4 a distance of 187 feet East of the Southwest corner thereof; thence West along the said South line a distance of 187 feet to the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence North along the West line of said subdivision a distance of 141 feet, more or less to the South line of the county road; thence Northeasterly along the county road a distance of 153 feet; thence Southeasterly in a straight line to the point of beginning.

(2) Beginning at the Southeast corner of Block 24, Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110 records of Skagit County, Washington, thence South along the West line of West Street of said addition, if extended a distance of 90 feet; thence West a distance of 200 feet; thence North to the South line of county road; thence following the South line of the county road to the point of its intersection with the South line of Lot 10, Block 24; thence East along the South line of Block 24, to the point of beginning.

(3) That portion thereof, if any, lying within the right-of-way of the Southerly extension, if any, of said Wall Street.

**PARCEL B**

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision which is 187 feet East of the Southwest corner thereof; thence West 187 feet to said Southwest corner; thence North along the West line of the Northeast 1/4, 141 feet, more or less, to the South line of the County road; thence Northeasterly along the South line of the County road, 153 feet; thence Southeasterly to the point of beginning.

EXCEPT that portion owned by Diking District No. 3.



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