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Skagit County Auditor

8/11/2009 Page 1 of 4 4:05PM

Recorded at the Request of
FP Trustee Services, Inc.
1111 Third Avenue, Suite 3400
Seattle, WA 98101
Attn: Janice Bolen

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE : TRUSTEE'S DEED

46270

GRANTOR : FP TRUSTEE SERVICES, INC.,
TRUSTEE

GRANTEE : COLUMBIA STATE BANK - BUILDER BANKING
KING COUNTY OFFICE

LEGAL DESCRIPTION : Lot 20, PLAT OF TRUMPETER
MEADOWS", as per plat recorded on
October 12, 2005, under Auditor's File
No. 200510120048, records of
Skagit County, Washington
Additional legal description is on Page 1 to this document

REF. NO. OF DOCUMENT: 200711270088; 200904150107

ASSESSOR'S PROPERTY
TAX PARCEL NO. 4872-000-020-0000 (P123482)

2425
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
Receipt

AUG 11 2009

Amount Paid \$
By: Skagit County Treasurer
Lp

TRUSTEE'S DEED

The GRANTOR, FP TRUSTEE SERVICES, INC., as successor 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 COLUMBIA STATE BANK – BUILDER BANKING KING COUNTY OFFICE, as GRANTEE, that real and personal property, situated in the County of Skagit, State of Washington, described as follows:

Lot 20, "PLAT OF TRUMPETER MEADOWS," as per plat recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington, situated in the City of Mount Vernon, County of Skagit, State of Washington.

TOGETHER WITH all easements, appurtenances abutting streets and alleys, improvements, buildings, fixtures, tenements, hereditaments, equipment, rents, income, profits and royalties, personal goods of whatever description and all other rights and privileges including all minerals, oil, gas, water (whether groundwater, subterranean or otherwise), water rights (whether riparian, appropriate or otherwise, and whether or not appurtenant to the above-described real property), wells, well permits, ditches, ditch rights, reservoirs, reservoir rights, reservoir sites, storage rights, dams and water stock that may now, or at any time in the future, be located on and/or used in connection with the above-described real property, payment awards, amounts received from eminent domain, amounts received from any and all insurance payments, and timber which may now or later be located, situated, or affixed on and used in connection therewith.

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 November 20, 2007 and recorded on November 27, 2007 under recorder's/ auditor's no. 200711270088, records of Skagit County, Washington from LANDMARK BUILDING AND DEVELOPMENT, INC., a Washington Corporation, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of COLUMBIA STATE BANK – BUILDER BANKING KING COUNTY OFFICE, as Beneficiary.

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2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$528,000.00 with interest thereon, according to the terms thereof, in favor of COLUMBIA STATE BANK – BUILDER BANKING KING COUNTY OFFICE, 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 made operative the power to sell, the 30-day advance “Notice of Default” was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. COLUMBIA STATE BANK – BUILDER BANKING KING COUNTY OFFICE, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.
6. The defaults specified in the “Notice of Default” not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on April 15, 2009, recorded in the office of the Auditor/Recorder of Skagit County, Washington, a “Notice of Trustee’s Sale” of said property as No. 200904150107.
7. The Trustee, in its aforesaid “Notice of Trustee’s Sale,” fixed the place of sale as the main entrance to the Skagit County Courthouse located at 3rd and Kincaid Street, City of Mount Vernon, State of Washington, a public place, at 10:00 o’clock a.m., and in accordance with the law, caused copies of the statutory “Notice of Trustee’s Sale” to be transmitted by first class and by certified or registered mail, postage prepaid, to all persons entitled thereto and either posted or served a copy of said Notice prior to 90 days before the sale; further, the Trustee caused a copy of said “Notice of Trustee’s Sale” to be published once between the 35th and 28th day before the date of sale, and once between the 14th and seventh day before the date of 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 or served to or upon the Grantor or his successor in interest, a “Notice of Foreclosure” in substantially the statutory form, to which copies of the Grantor’s Note and Deed of Trust were attached.

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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.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 31, 2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$200,000.00 by the partial satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

DATED this 7th day of August, 2009.

FP TRUSTEE SERVICES, INC., Trustee

By: _____

Jane Pearson, President

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that JANE PEARSON is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the President of FP Trustee Services, Inc., a corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 7th day of August, 2009.



Janice Bolen
 (Signature of Notary)
Janice Bolen
 (Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington, residing at Bellewa, Wa

My appointment expires 4/30/11

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