



200909170083
Skagit County Auditor

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AFTER RECORDING RETURN TO:

Washington Federal Savings
Attn: Foreclosure Department
Attn: Joey Nguyen
425 Pike Street
Seattle, WA 98101

Hamlin, Justin C., 1686.0909371
Loan No. 71-432698-03

GUARDIAN NORTHWEST TITLE CO.

LOT 119 and PTN LOT 120 EAGLEMONT PHASE 1B DIV 2 97458

TRUSTEE'S DEED

The GRANTOR, Bishop, White & Marshall, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **First Mutual Bank, a division of Washington Federal Savings, successor by merger to First Mutual Bank, a Washington corporation, GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

See attached Legal Description described herein and made a part hereof.

Assessor's Property Tax Parcel/Account Number(s): P120293 aka 4814-000-119-0000

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 between Justin C. Hamlin, an unmarried individual, as Grantor, to First American Title Insurance Company as Trustee, and First Mutual Bank as Beneficiary, dated June 19, 2006 recorded on June 21, 2006 as No. 200606210080. Said Deed of Trust was modified on April 27, 2007 under Auditor's File No. 200704270129.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of First Mutual Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2852
SEP 17 2009

TRUSTEE'S DEED - 1

fcwatrusteesdeedlender

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

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 "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-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. First Mutual Bank, a division of Washington Federal Savings, successor by merger to First Mutual Bank, a Washington Corporation 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 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 June 11, 2009 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200906110080.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on September 11, 2009 at 10:00 am 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 and either posted or served prior to ninety (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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.
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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 11, 2009, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold

TRUSTEE'S DEED - 2

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Skagit County Auditor

HAMLIN

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 119, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2", as per plat recorded on May 1, 2003 under Auditor's File No. 200305010087, records of Skagit County, Washington, being in Section 27, Township 34 North, Range 4 East, W.M.

TOGETHER WITH all that portion of Lot 120, said "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2", lying Easterly of the following described line:

Commencing at the most Northerly corner common to said Lot 120 and to Lot 119, said "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2", said point lying on the Southerly right-of-way margin of Beaver Pond Drive North; thence South $12^{\circ}36'58''$ East along the line common to said Lots 120 and 119, 90.84 feet to an angle point in said common line and the true point of beginning of said described line; thence North $01^{\circ}16'27''$ West, 91.52 feet to said Southerly right-of-way margin of Beaver Pond Drive North and the end of said described line.



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