

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



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### AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200609180159; 200910090076
Grantor(s):	1. David R. Riley, as Trustee 2. Rose Lynn Corporation <input type="checkbox"/> Additional names on page ____ of document
Grantee(s):	1. Robert J. Withers, Co-Trustee of the Withers Family Trust 2. Jeanne Withers, Co-Trustee of the Withers Family Trust <input type="checkbox"/> Additional names on page ____ of document
Legal Description:	PTN. SE ¼ SE ¼, SEC. 30, TWN, 34N, RG 4E (abbreviated) <input checked="" type="checkbox"/> Additional legal is on page ____ of document
Assessor's Property Tax Parcel/Account Number:	340430-4-014-0006 (P29230)

### 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-Trustee's of the Withers Family Trust ("Grantee"), the real property ("Property") situated in Skagit County, State of Washington, legally described on Exhibit "A" attached hereto and briefly described as follows:

PTN. SE ¼ SE ¼, SEC. 30, TWN, 34N, RG 4E

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

133  
JAN 20 2010

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy *mem*

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 Rose Lynn Corporation, a Washington corporation, as grantor, to First American Title 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 September 11, 2006, and recorded September 20, 2006 under Auditor's File No. 200609180159, 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 \$103,000.00, with interest thereon according to the terms thereof in favor of 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.

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 October 9, 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. 200910090076. 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 Street, in the City of Mt. Vernon, Washington on January 8, 2010, 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



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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 35th and 28th day prior to the sale date and once between the 14th 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.

6. During foreclosure, no action commenced by the Beneficiary or its successor was pending on an obligation secured by the Deed of Trust.

7. 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.

8. 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 January 8, 2010, 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 debt then secured by the Deed of Trust.

DATED: January 18, 2010.

WEINSTEIN & RILEY, P.S.

By:

  
David R. Riley



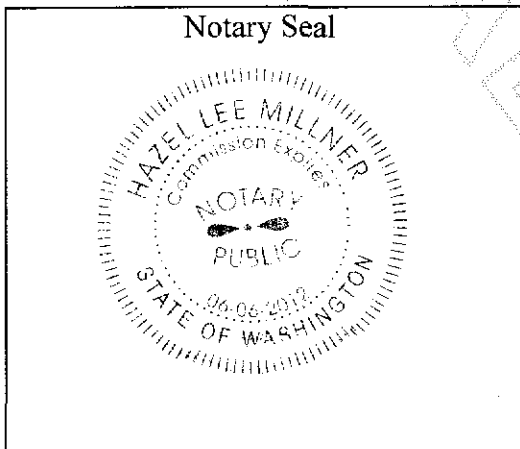
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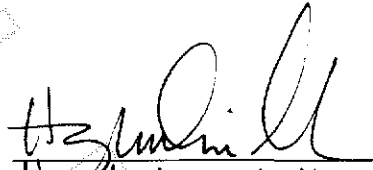
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that David 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: January 18, 2010.



  
\_\_\_\_\_  
Hazel Lee Millner (Print Name)  
Notary Public in and for the State of  
Washington:  
Residing at: King  
My appointment expires: 6-6-2010



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## EXHIBIT "A"

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

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., that lies West of the Great Northern Railway Company right-of-way, EXCEPT that portion thereof embraced within the boundaries of the following described tract:

Beginning at the point of intersection of the Westerly line of the Great Northern Railway Company right-of-way with the North line of Section 31, said Township and Range; thence Southerly along the Westerly line of said railway right-of-way, 227 feet, more or less, to the Northeast corner of the lands conveyed to John Olson and Mary Olson, husband and wife, by deed recorded in Volume 153 of Deeds, page 551, under Auditor's File No. 234215, records of said County; thence West on the North line of said Olson Lands, 1126 feet, more or less, to the East line of the County Road along the East side of Britt's Slough; thence Northerly along the East line of said County Road to a point 35 rods North of the South line of Section 30, said Township and Range; thence East, 161 feet, more or less, to the West line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , said Section 30; thence North on the West line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to the Northwest corner of the lands conveyed to Herman L. Peterson and Sandra Peterson, husband and wife, by deed recorded in Volume 195 of Deeds, page 22, under Auditor's File No. 373500, records of said County; thence East, 1038 feet, more or less, to the West line of the Great Northern Railway Company right-of-way; thence Southerly on said right-of-way line, 912 feet, more or less, to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a twenty (20) foot wide strip of land the centerline of which is described as follows:

Commencing at the Southeast corner of a strip of land conveyed to the City of Mount Vernon for Cleveland Avenue right-of-way by deed recorded December 9, 2002 under Auditor's File No. 200212090262; thence South  $88^{\circ}14'04''$  West along the South line of said strip 15.01 feet to the centerline of said strip, said point being the true point of beginning; thence South  $0^{\circ}07'45''$  West along the produced centerline of said strip to the North line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 30, Township 34 North, Range 4 East, W.M., said point being the terminus of said line.



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