



201003250038

Skagit County Auditor

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Filed for Record at Request of:

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

TRUSTEE'S DEED

The GRANTOR, David L. Day, 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: Summit Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Please see attached legal description

755
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Tax Parcel Number: P72993

MAR 25 2010

RECITALS:

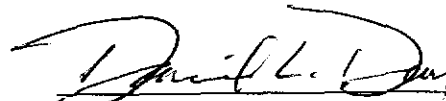
Amount Paid @
Skagit Co. Treasurer
By Deputy

- 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 Joseph A. Kelly and Donna D. Kelly as Grantor(s), to Land Title Company of Skagit County as Trustee, and Summit Bank as Beneficiary, dated August 29th, 2008, recorded August 4th, 2008, as No.200809040096, in records of Skagit County, Washington.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$120,000.00 with interest thereon, according to the terms thereof, in favor of Summit Bank 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 "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) Summit Bank, 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 December 2nd, 2009, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 200912030044.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Superior County Courthouse, 205 W. Kincaid, Mount Vernon, Washington a public place, at 10:00 o'clock a.m., 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 days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the eleventh 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.
- 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 notice 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 ten days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on March 12th, 2010, 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 \$134,620.94, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expense as provided by statute.

DATED this 19th day of March, 2010.


DAVID L. DAY - Trustee

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Schedule "A-1"

Order No.: 134831-S
Policy No.: TSG-6304-20003

DESCRIPTION:

Lot 6, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington,

EXCEPT that portion of said Lot 6, Block 14, described as follows:

Beginning at the Southwest corner of said Lot 6;
thence Northerly along the West line of said Lot 6, North 02°24'10" East, a distance of 72.42 feet to the true point of beginning;
thence continuing along said West line of said Lot 6, North 02°24'10" East, a distance of 29.30 feet to the Northwest corner of said Lot 6;
thence along the North line of said Lot 6, North 88°27'56" East to the Northeast corner of said Lot 6;
thence Southerly, along the East line of said Lot 6, South 02°24'10" West, a distance of 33.75 feet to a point distant 49.87 feet from the Southeast corner of said Lot 6, measured along said East line;
thence North 86°46'09" West, to the true point of beginning.

TOGETHER WITH a portion of Lot 4, Block 14, "EDISON HALLER'S ADDITIONS," as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4;
thence Southerly, along the West line of said Lot 4, South 02°24'10" West, a distance of 96.62 feet to the true point of beginning;
thence South 87°35'50" East, a distance of 30.00 feet to a point on the East line of said Lot 4, said point being distant 91.17 feet from the Northeast corner of said Lot 4, measured along said East line;
thence Southerly, along said East line, South 02°24'10" West, a distance of 59.62 feet to the Southeast corner of said Lot 4, said point also being on the Northerly margin of the public street right of way of Skagit Court;
thence along the South line of said Lot 4 and the Northerly margin of said Skagit Court, South 72°32'16" West, a distance of 31.90 feet to the Southwest corner of said Lot 4;
thence leaving said North margin, along said West line of said Lot 4, North 02°24'10" East, a distance of 49.87 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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