

Filed for Record at Request of  
After Recording Mail to:

Whidbey Island Bank  
P. O. Box 7001  
Oak Harbor, WA 98277



201004280120  
Skagit County Auditor

4/28/2010 Page 1 of 2 1:52PM

## TRUSTEE'S DEED

Reference Number: 200710310121  
Grantor: Michael D. Bohannon, Trustee  
Grantee: Whidbey Island Bank  
Legal Description: Lot 1, "Plat of Skagit Sunset Div. No. 1"  
Tax Parcel Number: 4653-000-001-0000 (P108075)

GUARDIAN NORTHWEST TITLE CO.

97933

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank, Grantee, the real property, situated in the County of Skagit County, State of Washington, described as follows:

Lot 1, "Plat of Skagit Sunset Div. No. 1", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all mineral, oil, gas, geothermal and similar matters.

The real property and personal property described above are referred to collectively as the "Property."

### 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 Joseph D. Lisherness, as his separate estate, as Grantor, to Land Title Company-Burlington, as original Trustee, and Whidbey Island Bank as original Beneficiary, dated October 30, 2007, recorded October 31, 2007, under Auditor's File No. 200710310121, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note, according to the terms thereof, in favor of Beneficiary and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and
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 obligation 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 thirty day advance "Notice of Default" was transmitted to the Grantor, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Whidbey Island 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 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 January 13, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 201001130047.

7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, in the City of Mount Vernon, a public place on April 23, 2010, at 10:00 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 35th and 28th day before the date of sale, and once between the 14th and 7th 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 their successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Deed of Trust was attached.

8. During foreclosure, no action was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

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 R.C.W., Chapter 61.24; and all amendments thereto.

10. The default specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 23, 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 Whidbey Island Bank, the highest bidder therefore, the property hereinabove described, for the sum of \$490,759.37 by credit bid against the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED: April 23, 2010.

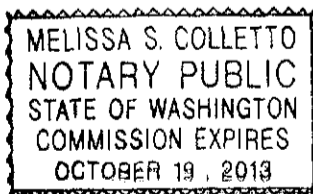


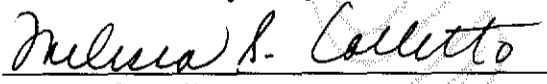
MICHAEL D. BOHANNON, Trustee

STATE OF WASHINGTON )  
: ss.  
COUNTY OF KITSAP )

On this 23<sup>rd</sup> day of April, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



  
Melissa S. Colletto  
Notary public in and for the state of Washington,  
residing at Poulsbo, Washington  
My appointment expires: 10/19/13

1155  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2010

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy



201004280120  
Skagit County Auditor