

**Return Address:**

LPSL Corporate Services, Inc.  
Successor Trustee  
Attn: Gregory R. Fox  
1420 Fifth Avenue, Suite 4100  
Seattle, WA 98101-2338



201101140085  
Skagit County Auditor

1/14/2011 Page 1 of 4 2:05PM

**TRUSTEE'S DEED**

GUARDIAN NORTHWEST TITLE CO.

GRANTOR: LPSL CORPORATE SERVICES, INC. 94810  
 GRANTEE: WASHINGTON FEDERAL SAVINGS & LOAN ASSOCIATION  
 ABBREV. LEGAL DESCRIPTION: SECTION 13, TOWNSHIP 35, RANGE 4; PTN. NE (AKA PTN. TR. A AND ALL TRS. B & D, SHORT PLAT NO. SW-01-79)  
 TAX PARCEL NUMBER(S): 350413-1-010-0402 (P101553); 350413-1-010-0105 (P36416); 350413-1-010-0303 (P36418)  
 AFFECTED DOCUMENTS: 200411180079

The Grantor, LPSL Corporate Services, Inc., as Successor Trustee under that certain Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Washington Federal Savings & Loan Association, as Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Tracts "A", "B" and "D", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979 and recorded May 4, 1979 in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion of Tract "A" lying Easterly of the following described line:

Beginning at the Southeast corner of said Tract "A"; thence South 89°44'56" West, a distance of 300.00 feet to the true point of beginning of this line description; thence due North to the North line of said Tract "A" and the terminus of this line description.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 112

JAN 14 2011

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

## RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Successor Trustee by that certain Deed of Trust ("Deed of Trust") dated November 17, 2004 and recorded November 18, 2004 under Instrument No. 200411180079, records of Skagit County, Washington, from Hansell/Mitzel, LLC, a Washington limited liability company, as Grantor, to Westward Financial Services Corporation, as Trustee, to secure an obligation in favor of Horizon Bank as Beneficiary ("Beneficiary"). The Deed of Trust and the obligation secured thereby were assigned to Washington Federal Savings & Loan Association ("Washington Federal") by the Federal Deposit Insurance Corporation ("FDIC") receivership of Horizon Bank, as memorialized by an Assignment of Deed of Trust dated March 23, 2010 and recorded March 24, 2010 under Instrument No. 201003240124, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the stated principal amount of \$405,000.00, with interest thereon, according to the terms thereof, in favor of the Beneficiary of the Deed of Trust, 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 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 makes operative the power to sell, the 30-day advance Notice of Default was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The Beneficiary, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor Trustee to sell the described premises.

6. The default specified in the "Notice of Default" not having been cured, the Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on September 9, 2010, recorded in the office of the Auditor of Skagit County, Washington, under Instrument No. 201009090046, an "Notice of Trustee's Sale" of said property.

7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse, 205 West Kincaid, Mount Vernon, Washington, a public place, on the 10<sup>th</sup> day of December, 2010, at the hour of 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's



Sale" to be published once on November 8, 2010, and once on November 29, 2010, in a legal newspaper in the county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or its 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. The Successor Trustee having continued the sale from December 10, 2010 to January 7, 2011 at the hour of 10:00 a.m., by calling the continuance and mailing a Notice of Continuance on December 10, 2010, in accordance with applicable law.


9. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

10. 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.

11. The matured obligation secured by said Deed of Trust remaining unpaid on January 7, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$275,000.00 in partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expenses as provided by statute.

DATED: January 13, 2011.

LPSL Corporate Services, Inc.  
Successor Trustee

By:   
Charles R. Ekberg, its Vice President

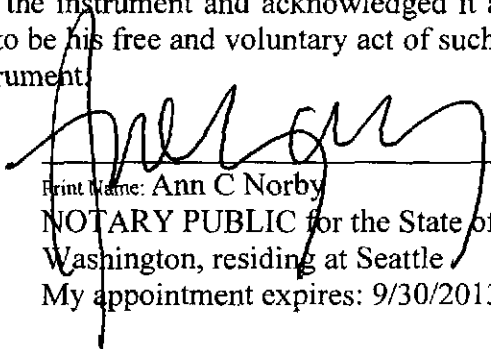
Address:  
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1420 Fifth Avenue, Suite 4100  
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Phone: (206) 223-7000

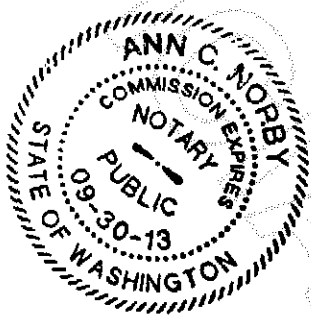


STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Charles R. Ekberg is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of LPSL Corporate Services, Inc. to be his free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: January 13, 2011.

  
Print Name: Ann C Norby  
NOTARY PUBLIC for the State of  
Washington, residing at Seattle  
My appointment expires: 9/30/2013



201101140085  
Skagit County Auditor