

COVER SHEET

Return To:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233

DOCUMENT TITLE(S)

Trustee's Deed

REFERENCE NUMBER(S)

200901230107; 200905120016; 200902190058

GRANTOR(S)

1) David L. Day, Fairhaven Legal Associates, P.S., Trustee

GRANTEE(S)

1) Columbia Bank

LEGAL DESCRIPTION

Ptn NE 1/4 of SW 1/4, 16-34-4 E.W.M.

ASSESSORS PARCEL / TAX ID NUMBER:

340416-3-002-0000, P25067; 340416-3-003-0009, P25068; 340416-3-004-0008, P25069



201109130079
Skagit County Auditor

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: Columbia Bank, successor in interest to Summit Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A: The West 165 feet of the East 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL B: The West 330 feet of the East 495 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

EXCEPT from both of the above Parcels, the South 50 feet as conveyed to Clearlake Lumber Co., a corporation by deed executed January 29, 1908, by the Cedarvale Lumber Company, and recorded February 10, 1908, in Volume 72 of Deeds, page 547. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL C: That portion of the East 165 feet of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M., lying South of the South line of that certain 15 foot wide strip conveyed to the City of Mount Vernon by deed recorded March 1, 1983, under Auditor's File No. 8303010015,

EXCEPT the South 60 feet thereof. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXCEPT from all of the parcels "A", "B" and "C", those portions conveyed to the City of Mount Vernon, by deed recorded April, 9 1999, under Auditor's File No. 9904090045.

Assessor's Tax/Parcel Numbers: 340416-3-002-0000, P25067; 340416-3-003-0009, P25068; 340416-3-004-0008, P25069

TRUSTEE'S DEED - 1
TRUSTEED.DTF



Skagit County Auditor

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 John Ellis and Shannon Ellis as Grantors, to David L. Day as substitute Trustee, and Columbia Bank as successor in interest to Summit Bank, Beneficiary, dated December 17, 2008, recorded January 23, 2009, as No. 200901230107, and subject to a subsequent Deed in Lieu of Foreclosure dated January 5, 2009 recorded May 12, 2009 under Auditor's File No 200905120016, in records of County, Washington.

(2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the original sum of \$600,000.00 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) Prior to recording of the Deed in Lieu of Foreclosure, a judgment lien in the amount of \$713,983.23 was recorded against the real property on February 19, 2009 under Skagit County Auditor's File No. 200902190058. The primary purpose of this foreclosure is to clear title as to said judgment. 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) Columbia Bank, being then the holder of the indebtedness secured by said Deed of Trust and Deed in Lieu of Foreclosure, 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, solely for the purpose of clearing title concerning the judgment lien.

(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 24, 2011, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201105240052.

(7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid St., 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 created by the judgment not being satisfied, on August 26, 2011, 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 Columbia Bank, said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$713,983.23, by the partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expense as provided by statute.

DATED this 13 day of September 2011.

Trustee: Fairhaven Legal Associates, P.S.

BY: DAVID L. DAY - Agent for Trustee
David L. Day

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

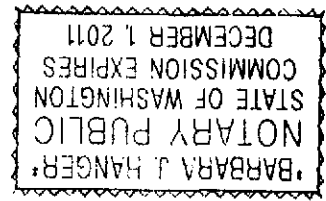
SEP 13 2011

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

STATE OF WASHINGTON)
(ss:)
COUNTY OF SKAGIT)

On this day personally appeared before me DAVID L. DAY, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of September, 2011.



Barbara J. Hanger
NOTARY PUBLIC for Washington.
Residing at: *Mount Vernon WA 98273*
My Commission Expires: *12/1/11*



201109130079
Skagit County Auditor