



201201230048

Skagit County Auditor

1/23/2012 Page 1 of 4 12:00PM

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.

Attn: Julie B. Hamilton
1221 Second Avenue, Suite 500
Seattle, WA 98101-2925

Loan No. 3169405895; 3169405903; 3169405937
Trustee No. 20219.014/JBH

TRUSTEE'S DEED

5648698
FIRST AM
(4) 1/25

Grantor(s):	<u>HILLIS CLARK MARTIN & PETERSON P.S., Successor Trustee</u>
Grantee(s):	<u>UNION BANK, N.A.</u>
Legal Description (abbreviated)*:	<u>LOTS 44, 45 & 76, KLINGER ESTATES</u>
Assessor's Parcel Identification No(s)*:	<u>P124462 (xrefID: 4891-000-044-0000); P124463 (xrefID: 4891-000-045-0000); P124494 (xrefID: 4891-000-076-0000)</u>
Reference No. of Related Documents:	<u>200708150111</u>
<small>*The Assessor's Parcel Number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.</small>	

The grantor hereunder, HILLIS CLARK MARTIN & PETERSON P.S., as present successor trustee (the "**Successor Trustee**") under that Deed of Trust, as hereinafter particularly described, in consideration of the property and payment, recited below, hereby grants and conveys, without warranty, to UNION BANK, N.A., grantee hereunder, the following property (collectively, the "**Property**"):

Lots 44, 45 and 76, "PLAT OF KLINGER ESTATES," as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington.

Situate in City of Sedro-Woolley, County of Skagit, State of 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 Grandview Inc.

utilities with ditch or irrigation rights); and all other rights royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust, dated August 14, 2007, and recorded on August 15, 2007 in the official records of Skagit County, Washington under Recording No. 200708150111 (the "**Deed of Trust**"), between GRANDVIEW, INC., a Washington corporation, as grantor thereunder, ("**Borrower**"), to Chicago Title Company - Island Division, as trustee, and UNION BANK, N.A., the successor in interest to the FDIC Receiver of Frontier Bank ("**Beneficiary**").

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original maximum principal amount of \$3,039,200.00 (the "**Note**") with interest thereon, according to the terms thereof, in favor of the Beneficiary, and to secure the performance of any other obligations and the payment of 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 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 Borrower 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 Borrower, or Borrower's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Beneficiary, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Successor Trustee a written request directing the Successor Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the Notice of Default not having been cured, the Successor Trustee, in compliance with the terms of the Deed of Trust, executed, and on September 6, 2011, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of the Property under Recording No. 201109060073 (the "**Notice of Trustee's Sale**").



7. The Successor Trustee, in its Notice of Trustee's Sale, fixed the place of sale at the main entrance of the Skagit County Courthouse, located at 205 West Kincaid, Mount Vernon, Washington, a public place, on December 2, 2011, at 11:00 a.m., which sale was continued by public proclamation to December 16, 2011, 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 served prior to ninety days before the sale; further, the Successor Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale and 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 Borrower or Borrower's successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of Borrower's Note and Deed of Trust were attached.

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

9. All legal requirements and all provisions of the 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 obligation secured by said Deed of Trust remaining unpaid, on December 16, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation then secured, the Successor Trustee then and there sold at public auction to UNION BANK, N.A., the highest bidder therefor, the Property hereinabove described, for the sum of \$344,195.49 in partial satisfaction of the Note.

DATED this 13th day of January, 2012.

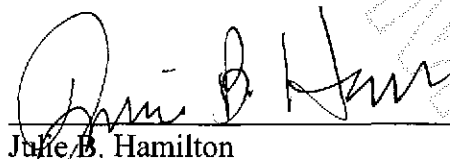
2012145
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 23 2012

Amount Paid \$ ϕ
Skagit Co. Treasurer
By MF Deputy

HILLIS CLARK MARTIN & PETERSON P.S.

By



Julie B. Hamilton

Successor Trustee



201201230048
Skagit County Auditor

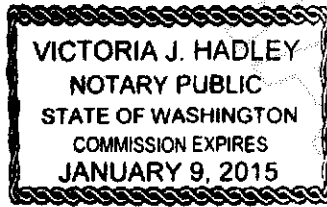
STATE OF WASHINGTON

COUNTY OF KING

} ss.

I certify that I know or have satisfactory evidence that JULIE B.HAMILTON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the representative of HILLIS CLARK MARTIN & PETERSON P.S., a Washington professional services corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of January, 2012.



Victoria J. Hadley

Printed Name: Victoria J. Hadley

NOTARY PUBLIC in and for the State of Washington,
residing at Auburn, WA.

My Commission Expires 01/09/2015.



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Skagit County Auditor