

Return Address:

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



201203230109
Skagit County Auditor

3/23/2012 Page 1 of 4 3:41PM

LAND TITLE OF SKAGIT COUNTY

131604-SA

TRUSTEE'S DEED

GRANTOR:	LPSL CORPORATION SERVICES, INC.
GRANTEE:	WASHINGTON FEDERAL
ABBREV. LEGAL DESCRIPTION:	PTN BLK 1113, N.P. TO ANACORTES (AKA LOTS 1, 2 & 8, SURVEY #200406290201)
TAX PARCEL NUMBER(S):	3809-113-002-0000 (P121776); 3809-113-004-0004 (P58242); 3809-113-018-0008 (P58245)
AFFECTED DOCUMENTS:	200909030046

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, as Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

LOTS 1 AND 2, BLOCK 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. (ALSO KNOWN AS LOT 1 OF SURVEY 200406290201).

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012790

MAR 23 2012

Amount Paid \$
Skagit Co. Treasurer
By *mam* County

PARCEL B:

LOTS 3 AND 4 AND THE EASTERLY 10 FEET OF LOT 5, BLOCK 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. (ALSO KNOWN AS LOT 2 OF SURVEY 200406290201).

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

PARCEL C:

LOTS 16 AND 17 AND THE WESTERLY 20 FEET OF LOT 18, EXCEPT THE EASTERLY 10 FEET OF LOT 16, BLOCK 1113, "NORTHERN PACIFIC ADDITION TO ANACORTES," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 9 THROUGH 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. (ALSO KNOWN AS LOT 8 OF SURVEY 200406290201).

SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

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 March 26, 2009, and recorded September 3, 2009 under Instrument No. 200909030046, records of Skagit County, Washington, from Check, Check, & Rhodes Development, LLC (CC & R Development, LLC), a Washington limited liability company who acquired title as Check, Check & Rhodes, LLC, as Grantor under said Deed of Trust ("Grantor"), to Westward Financial Services Corporation, as Trustee, to secure an obligation in favor of Horizon Bank, as beneficiary. The Deed of Trust and the obligation secured thereby were assigned to Washington Federal ("Beneficiary") by the Federal Deposit Insurance Corporation receivership of Horizon Bank, as memorialized by an Assignment of Deed of Trust, Mortgages and Other Loan Documents dated November 21, 2011, and recorded November 22, 2011 under Instrument No. 201111220078, 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 original principal amount of \$825,000, 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 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 December 16, 2011, recorded in the official records of Skagit County, Washington under Instrument No. 201112160143, a "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 16th day of March, 2012, 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 February 15, 2012, and once on March 7, 2012, 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 Note and Deed of Trust were attached.

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

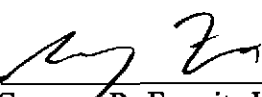
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.



10. The matured obligation secured by said Deed of Trust remaining unpaid on March 16, 2012, 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 \$150,000 in partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expenses as provided by statute.

DATED: March 22, 2012.

LPSL Corporate Services, Inc.
Successor Trustee

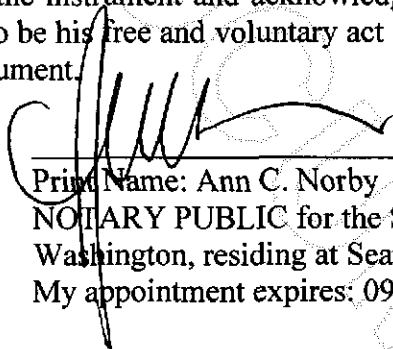
By: 
Gregory R. Fox, its Vice President

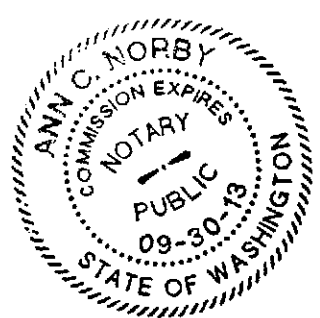
Address:
LPSL Corporate Services, Inc.
1420 Fifth Avenue, Suite 4100
Seattle, Washington 98101-2338
Phone: (206) 223-7000

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gregory R. Fox 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: March 22, 2012.


Print Name: Ann C. Norby
NOTARY PUBLIC for the State of
Washington, residing at Seattle
My appointment expires: 09-30-13



114934.0186/5341202.1
7th Street Property



201203230109
Skagit County Auditor