

When recorded return to:

Craig Sjostrom
1204 Cleveland
Mount Vernon, Washington 98273



201205020075
Skagit County Auditor

5/2/2012 Page 1 of 5 2:20PM

TRUSTEE'S DEED

Grantor: Craig Sjostrom, Successor Trustee

Grantee: W.A. Yuill & S.C. Yuill Trust 3/21/96

Legal Description: ptn C.W. Griest's Plat of Grassmere

Assessor's Property Tax Parcel or Account Nos.: P107889; P107890; P107891; P107892; P70962; and P70985

Reference Nos of Documents Assigned or Released: 200707270008; 200912080047

The GRANTOR, Craig Sjostrom, attorney at law, as Successor 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 William A. Yuill & Sharon Carol Yuill, trustees of the W.A. Yuill & S.C. Yuill Trust Dated march 21st, 1996, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

See attached Exhibit A

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 dated the 20th day of July, 2007, recorded on the 27th day of July, 2007, under Auditor's File No. 200707270008, records of Skagit County, Wash., as modified by instrument dated November 16th, 2009, recorded on December 8th, 2009 under Auditor's File No. 200912080047, records of Skagit County, Wash., from Richard Johnson, as Grantor, to Land Title Co., as Trustee, to secure an obligation in favor of The W. A. Yuill & S.C. Yuill Trust dated March 21st, 1996, as Beneficiary. The undersigned has been appointed Successor Trustee, per instrument dated February 17th, 2012 and recorded under Auditor's File No. 2011202270163, records of Skagit County, Wash.
2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$312,250.00, with interest thereon, according to the terms thereof, in favor of The W. A. Yuill & S.C. Yuill Trust dated March 21st, 1996, h/w, 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 thereby is not used principally for agricultural or farming purposes.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 1248
MAY 02 2012

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

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 make 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. The W.A. Yuill & S.C. Yuill trust Dated March 21st, 1996, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said 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 March 23rd, 2012, recorded in the office of the Auditor of Skagit County, Washington, an Amended Notice of Trustee's Sale of said property, under Auditor's File No. 201203230028.

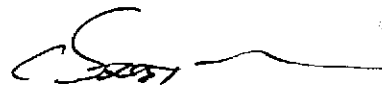
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 27th day of April, 2012, at the hour of 10:00am, and in accordance with law had previously caused copies of the statutory 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 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 to or served 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 notices to be given, as provided in Chapter 61.24 RCW.

10. The default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on April 27th, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee's agent then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 1st day of May, 2012.



CRAIG SJOSTROM #21149
Successor Trustee



201205020075
Skagit County Auditor

EXHIBIT A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

A portion of "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, and also being in the East 1/2 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 3, of Block 1, of said plat; thence South along the East line of said Lot 3, and its Southerly projection to the centerline of vacated Pearl Street; thence West along the centerline of said street to its intersection with the East line of the Marginal Street along the West line of said plat; thence North along the East line of said Marginal Street to the Northwest corner of Lot 1 of said plat; thence Southeasterly along the North lines of Lots 1, 2, and 3, to the point of beginning. EXCEPT that portion of Lot 1 conveyed to Skagit County on April 14, 2003 under Auditor's File No. 200304140251. (Also known as Tract "A".)

Parcel "B":

A portion of "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, also being in the East 1/2 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 6, Block 1, of said plat; thence South along the East line of said Lot 6, and its Southerly projection to the centerline of vacated Pearl Street; thence West along the centerline of said street to the Southerly projection of the West line of Lot 4, of said Block 1; thence North along said West line and its projection to the Northwest corner of said Lot 4; thence Southeasterly along the North line of Lots 4, 5 and 6, to the point of beginning. (Also known as Tract "B".)

Parcel "C":

A portion of "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof in Volume 3 of Plats, at Page 94, records of Skagit County, and also being in the East 1/2 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 9, Block 1, of said plat; thence South along the East line of said Lot 9, and its Southerly projection to the centerline of vacated Pearl Street; thence West along the centerline of said street to the Southerly projection of the West line of Lot 7, of said Block 1; thence North along said West line and its projection to the Northwest corner of said Lot 7; thence Southeasterly along the North line of Lots 7, 8 and 9, to the point of beginning. (Also known as Tract "C".)

****Legal description is continued on next page****



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Parcel "D":

A portion of "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, and being in the East 1/2 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 13, Block 1, of said plat; thence South along the Southerly projection of the East line of said Lot 13, to the centerline of vacated Pearl Street; thence West along the centerline of said street to the Southerly projection of the West line of Lot 10, of Block 1; thence North along said West line and its projection to the Northwest corner of said Lot 10; thence Southeasterly along the North line of Lots 10, 11 and 12, to the Northeast corner of Lot 12, of Block 1; thence South along the East line of said Lot 12, to the Southeast corner thereof; thence Easterly along the South line of said Lot 13, to the point of beginning. (Also known as Tract "D".)

Parcel "E":

A portion of "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, and also being in the East 1/2 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

All of Lots 13, 14 and 15, Block 1, of said plat, but not including in the description any portion of vacated Park Street adjoining said lots. (Also known as Tract "E".)

Parcel "F":

Lots 1 through 18, inclusive, Block 5, "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, Washington;

TOGETHER WITH the South 1/2 of vacated Pearl Street adjoining Block 5 and the North 1/2 of vacated Pine Street adjoining Block 5, and

The West 1/2 of vacated Wesley Avenue adjoining Block 5 and the vacated alley through said Block 5, all in "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for utilities serving Block 5 over and across that portion of vacated Pearl Street adjoining Block 4 and the East 1/2 of vacated Wesley Street adjoining Block 4 in "C.W. GRIEST'S PLAT OF GRASMERE", according to the recorded plat thereof filed in Volume 3 of Plats, at Page 94, records of Skagit County, Washington.



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