

Filed for Record at Request of:

Fairhaven Legal Associates  
P.O. Box 523  
Burlington, WA 98233



201207180080  
Skagit County Auditor

7/18/2012 Page 1 of 5 2:04PM

REFERENCE NUMBER OF RELATED DOCUMENT	200510040050 200711210091 200806060083
GRANTOR:	Fairhaven Legal Associates
GRANTEE:	Columbia Bank
ASSESSOR'S TAX PARCEL NUMBERS:	P120709 P60769 P60765 P120710 P120711 P60771

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

**LOTS 1, 2, 7** (Affects Lot 1) P120709/3842-046-000-0100  
(Affects Lot 2) P60769/3842-048-024-0007  
(Affects Lot 7) P60765/3842-042-000-0008

**PARCEL "A"**

Blocks 22, and 23, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 1 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122147  
JUL 18 2012

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

**PARCEL "B"**

Block 44, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 2 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

**PARCEL "C"**

Blocks 42, and 47, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 7 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

**LOT 3, 5** (Affects Lot 3) P120710/3842-046-000-0200  
(Affects Lot 5) P120711/3842-046-000-0300

**PARCEL "A"**

Block 45, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

AND TOGETHER WITH that portion of the South 60 feet of the Northwest ¼ of the Northwest ¼ of Section 8, Township 34 North, Range 2 East, W.M. lying West of Miller Road.

(Also known as Lot 3 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.



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**PARCEL "B"**

Blocks 24, and 25, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 5 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

**LOT 9** (Affects Lot 9) P60771/3842-050-022-0005

Block 18; Block 19; Block 27; and Lots 1 through 12, inclusive, Block 41, "LAKE CAMPBELL ADDITION TO THE CITY OF ANACORTES, WASHINGTON," as per plat recorded in volume 2 of Plats, page 88, records of Skagit County, Washington.

TOGETHER WITH those portions of the adjacent streets and alleys that would, upon vacation, attach to said blocks by operation of law.

(Also known as Lot 9 of Survey recorded under Auditor's File No. 200303250116, records of Skagit County, Washington.)

Assessor's Tax/Parcel Number: 3842-050-022-0005 / P60771

Situate in the City of Anacortes, County of Skagit, State of Washington.

**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 Rand Previs and Katie Previs as Grantors, Chicago Title Company Island Division, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank as Beneficiary, dated October 3, 2005, recorded October 4, 2005, as No. 200510040050, in records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$427,660.75, 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. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Rand Previs and Katie



Previs as Grantors, Chicago Title Company Island Division, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank as Beneficiary, dated November 20, 2007, recorded November 21, 2007, as No. 200711210091, in records of Skagit County, Washington.

4. Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$402,823.03, 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.

5. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Rand Previs and Katie Previs as Grantors, Chicago Title Company Island Division, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank as Beneficiary, dated June 6, 2008, recorded June 6, 2008, as No. 200806060083, in records of Skagit County, Washington.

6. Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$614,354.35, 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.

The described Deed(s) of Trust provide that the real property conveyed therein is not used principally for agricultural or farming purposes.

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.

Columbia Bank, successor in interest to Summit Bank, being then the holder of the indebtedness secured by said Deed of Trust, 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.

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 March 28, 2012, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201203280089.

The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Superior 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



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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 Notes and Deed of Trust were attached.

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

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.

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 secured by said Deed of Trust remaining unpaid, on July 13, 2012, 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 \$470,000.00, by the partial satisfaction of the obligation then secured by said Deed(s) of Trust, together with fees, costs and expense as provided by statute.

DATED this 17th day of July 2012.

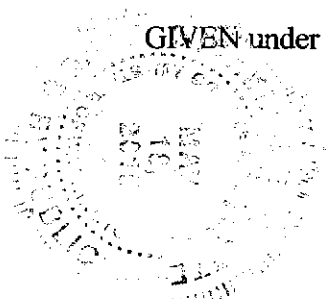
Trustee: Fairhaven Legal Associates, P.S.

*David L. Day*  
By: DAVID L. DAY- Trustee

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 17th day of July, 2012.



*Michelle D. Fekete*  
Michelle D. Fekete  
NOTARY PUBLIC for Washington.  
Residing at: Anacortes  
My Commission Expires: 05/18/2015

