



201303080090  
Skagit County Auditor

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**AFTER RECORDING RETURN TO:**

Washington Federal Savings  
Attn: Foreclosure Department  
425 Pike Street  
Seattle, WA 98101-2334

Lindsay, Britton, 1452.1210401

**TRUSTEE'S DEED**

1332023  
1ST AM 4/75

The GRANTOR, Bishop, White, Marshall & Weibel, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to Washington Federal f/k/a Washington Federal Savings, GRANTEE, that real property, situated in Skagit County, State of Washington, described as follows:

**Assessor's Property Tax Parcel/Account Number(s): 360301-2-005-0310/P47530**

Abbreviated Legal: Ptns S1/2 of N1/2 & N1/2 of S1/2, 1-36-3 E W.M.

See Legal Description attached hereto and made a part hereof as Exhibit "A".

**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 Britton Lindsay, A Married Man As His Separate Property, as Grantor, to Washington Services, Inc., A Washington Corporation as Trustee, and Washington Federal Savings as Beneficiary, dated January 8, 2010 recorded on January 19, 2010 as No. 201001190170.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Washington Federal Savings and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust. Washington Federal Savings is now known as Washington Federal.

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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 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. Washington Federal f/k/a Washington Federal Savings 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 law and the terms of said Deed of Trust.
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 October 31, 2012 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 201210310076.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on March 1, 2013 at 10:00 am 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 (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 notices to be given, as provided in Chapter 61.24 RCW.

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10. The default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 1, 2013, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$509,063.05.

Dated: March 4, 2013

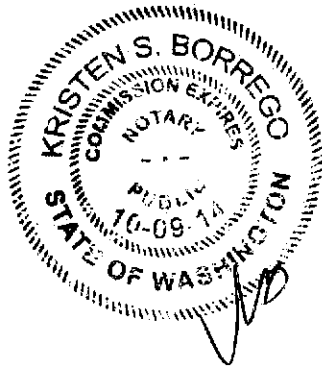
Bishop, White, Marshall & Weibel, P.S.

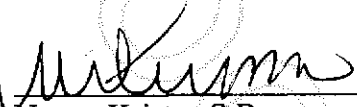
By   
William L. Bishop, Jr., President

State of Washington )  
  ) ss:  
County of King )

On this 4 day of March, 2013 before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William L. Bishop, Jr., President of Bishop, White, Marshall & Weibel, P.S., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath states that they are authorized to execute the said instrument.



WITNESS my hand and official seal hereto affixed the date and year first above written.



  
Name: Kristen S Borrego  
Notary Public in and for the State of  
Washington, residing at: Snohomish County  
My Commission Expires: 10/09/14

2013800  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 08 2013

Amount Paid \$   
Skagit Co. Treasurer  
By  Deputy

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# LEGAL DESCRIPTION

## EXHIBIT "A"

That portion of the North ½ of Section 1, Township 36 North, Range 3 East, W.M., lying Westerly of the Westerly right of way line of Primary State Highway No. 1 and Southeastery of the following described line:

Beginning at a point on the Northeastery right of way line of that certain tract conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 349150 and that is North 41°19'18" West, a distance of 224.87 feet from its intersection with the South line of said North ½ of said Section 1; thence North 48°40'42" East, a distance of 1,654.46 feet to the West line of Primary State Highway No. 1 at Station LW975+50 according to Primary State Highway No. 1 Alger to Lake Samish plans, sheet 3 of 5, approved July 29, 1958, and the terminus of this line description.

TOGETHER WITH that portion of the Northwest ¼ of the Southeast ¼ of Section 1, Township 36 North, Range 3 East, W.M., lying Easterly of the County road described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Southeast ¼;  
thence North 89°48'11" East along the North line thereof, a distance of 410.83 feet;  
thence South 41°45'58" East, a distance of 79.86 feet;  
thence South 07°40'35" West, a distance of 72.38 feet;  
thence South 72°35'14" West, a distance of 311.63 feet to the East line of the Lake Samish Road;  
thence North 37°35'02" West along said East line, a distance of 223.48 feet;  
thence North 40°04'13" West along said East line, a distance of 32.26 feet to the West line of the Northwest ¼ of the Southeast ¼ of said Section 1;  
thence North 00°09'36" East along said West line, a distance of 21.36 feet to the point of beginning of this description,

EXCEPT that portion of the South ½ of the Northeast ¼ of Section 1, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Northeast ¼;  
thence North 89°48'11" East along the South line thereof, a distance of 410.83 feet to the point of beginning of this description;  
thence North 41°45'58" West, a distance of 335.76 feet;  
thence North 48°40'40" East, a distance of 1,340.04 feet to the West line of Primary State Highway No. 1 (Interstate Highway No. 5) at Station LW974+00 according to Primary State Highway No. 1 Alger to Lake Samish right of way plans, sheet 2 of 5 sheets, approved July 29, 1958;  
thence South 15°27'10" East along said West line, a distance of 1,173.92 feet to the South line of the Northeast ¼ of said Section 1;  
thence South 89°48'11" West along said South line, a distance of 1,095.52 feet to the point of beginning of this description,

AND EXCEPT any portion lying Westerly of the Easterly line of those County right of ways as conveyed by deeds under Auditor's File Nos. 349150 and 116912, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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