

Filed for Record at Request of
After Recording Mail to:
Whidbey Island Bank
PO Box 7001
Oak Harbor, WA 98277



200407220049
Skagit County Auditor

7/22/2004 Page 1 of 2 11:32AM

CHICAGO TITLE ICG30149 ✓

TRUSTEE'S DEED

Reference Number: 200202140090; 200404020131
Grantor: Michael D. Bohannon
Grantee: Whidbey Island Bank
Legal Description: Ptn Lot 7, Blk. 5, GATES 1st and 2nd ADD, Skagit County
Tax Parcel Number: 3700-005-007-0108

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank, Grantee, the real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 7, Block 5, MAP OF MOUNT VERNON GATES 1ST AND 2ND ADDITIONS TO MOUNT VERNON, according to the plat thereof recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Northeasterly corner of said Lot 7; Thence Southerly along the Westerly line of First Street, a distance of 24.5 feet, more or less, to a boundary line between two existing buildings being the point of beginning; Thence Westerly along said boundary line between said buildings, a distance of 93 feet, more or less, to the Easterly line of the 7 foot alley as conveyed to the City of Mount Vernon, by deed recorded May 8, 1924, in Volume 133 of Deeds, page 83, under Auditor's File No. 174094, records of Skagit County, Washington; Thence Southerly along the East line of said alley, a distance of 15 feet, more or less, to the Northerly line of the Southerly 8 feet of Lot 7; Thence Easterly along the Northerly line of said Southerly 8 feet of Lot 7, a distance of 93 feet, more or less, to a point 16 feet, more or less, South of the point of beginning; Thence North to the point of beginning.

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 James Jonasson, as Grantor, to Michael D. Bohannon, as Trustee, and Whidbey Island Bank as Beneficiary, dated January 30, 2002 and recorded February 14, 2002, as Auditor's File No. ~~200404020131~~, records of Skagit County, Washington. 200202140090

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note, according to the terms thereof, in favor of Whidbey Island Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and

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 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 the Grantor, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Whidbey Island 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 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 April 2, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200404020131.

7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid St., Mount Vernon, Sate of Washington, a public place on July 9, 2004, at 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th 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 Grantors or their successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors 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 R.C.W., Chapter 61.24; and all amendments thereto.

10. The default 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 July 9, 2004, 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 said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$85,920.50 by credit bid against the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED: July 16, 2004.

3791
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
DATE

JUL 22 2004

[Signature]
MICHAEL D. BOHANNON, Trustee

STATE OF WASHINGTON)
COUNTY OF KITSAP)

Amount Paid \$ 0
By: SS. Skagit County Treasurer Deputy
[Signature]

On this 16 day of July, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Susan L. Chapman
Notary public in and for the state of Washington,
residing at Bainbridge Is., Washington
My appointment expires: 11/9/07

