

After recording return to
LUDWIGSON, THOMPSON, HAYES & BELL
119 No. Commercial St., Suite 170
P.O. Box 399
Bellingham, WA. 98227 (360) 734-2000



200703230065
Skagit County Auditor

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Document: TRUSTEE'S DEED
Grantor(s): JOHN S. LUDWIGSON, Trustee
Beneficiary: HORIZON BANK, a Washington corporation
Grantee(s): HORIZON BANK, a Washington corporation
Abbreviated Legal Description: Lot B, Skagit County Short Plat No. 99-0018; being ptn NW NW 13-35-5
Assessor's Tax/Parcel Number(s): 350513-2-002-0100

TRUSTEE'S DEED

The Grantor, JOHN S. LUDWIGSON, as present 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: HORIZON BANK, a Washington corporation, Grantee, that real property, situated in Skagit County, Washington, described as follows:

See legal attached hereto

Situated in Skagit County, Washington.

1309
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

PARCEL NO: 350513-2-002-0100

MAR 23 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

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 Paul Schweikert III and Stacey A. Schweikert, as Trustees on behalf of Schweikert Family Trust dated March 18, 1999, as Grantors, to Westward Financial Services as Trustee, and Horizon Bank, as Beneficiary, dated April 18, 2001, recorded April 20, 2001, as Auditor's File No. 200104200002, of the Official Records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$1,050,000.00, with interest thereon, according to the terms thereof, in favor of Horizon Bank, 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 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.

Lot "B" of Short Plat No. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington, and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across the existing driveway located on and as shown on Lot "C" of said Short Plat;

TOGETHER WITH a non-exclusive easement for installation, maintenance and operation of drainfield facilities over, under and through Lot C of Short Plat No. 99-0018, approved December 14, 1999 and recorded under Auditor's File No. 199912140098, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the East line of Lot B of said Short Plat and the South line of the 30 foot wide non-exclusive easement for ingress, egress and utilities to Lot B, as shown on said Short Plat;
thence South $30^{\circ}48'25''$ West along the East line of said Lot B, a distance of 36.00 feet to the point of beginning of this easement description;
thence South $64^{\circ}50'52''$ East, a distance of 40.00 feet;
thence South $42^{\circ}17'13''$ West, a distance of 50.00 feet;
thence North $64^{\circ}50'52''$ West, a distance of 30.00 feet to the East line of said Lot B;
thence North $30^{\circ}48'25''$ East along said East line, a distance of 48.01 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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