



200710160062
Skagit County Auditor

10/16/2007 Page 1 of 3 1:25PM

AFTER RECORDING MAIL TO:

Michael D. Bohannon PLLC
PO Box 2326
Poulsbo, Washington 98370

Document Title:
Trustee's Deed

GUARDIAN NORTHWEST TITLE CO.

90491

ACCOMMODATION RECORDING ONLY

Grantor:
Michael D. Bohannon

Grantee:
Whidbey Island Bank

Abbreviated Legal:
Lot 34, Amended Skagit Regional Airport Binding Site Plan Phase 1,
Rec. no. 200303040030

Complete legal description is on page 2

Assessor's Parcel number:
8012-000-034-0500

4871
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 16 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Lp

Filed for Record at Request of
After Recording Mail to:

Whidbey Island Bank
P. O. Box 7001
Oak Harbor, WA 98277

TRUSTEE'S DEED

Reference Number: 200508040113
Grantor: Michael D. Bohannon, Trustee
Grantee: Whidbey Island Bank
Legal Description: Lot 34, Amended Skagit Regional Airport Binding Site Plan
Tax Parcel Number: 8012-000-034-0500

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 County, State of Washington, described as follows:

All of the Grantors' right, title, and interest in, to and under the lease of the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, and all other rights relating to the real property identified in the Deed of Trust referenced below, which real property is legally described as Lot 34, Amended Skagit Regional Airport Binding Site Plan, Phase I, as per plat recorded on March 4, 2003 under Auditor's File No. 200303040030, records of Skagit County, 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 Wayne L. Taylor and Nancy K. Taylor, as Grantors, to Chicago Title Company-Mount Vernon, as original Trustee, and Whidbey Island Bank as original Beneficiary, dated July 28, 2005, recorded August 4, 2005, under Auditor's File No. 200508040113, records of Skagit County, Washington.
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 Beneficiary 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 Grantors as set forth in the "Amended 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 Grantors, 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 August 21, 2007, recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property, as No. 200708210055.



200710160062

Skagit County Auditor

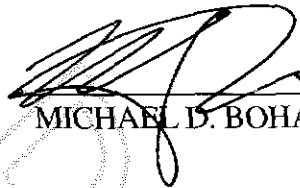
7. The Trustee, in his aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, in the City of Mount Vernon, a public place on October 12, 2007, at 10:00 a.m., and in accordance with law, caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to forty-five days before the sale as provided in RCW 61.24.130(4); further, the Trustee caused a copy of said "Amended 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 "Amended Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors' Deed of Trust was attached.

8. During foreclosure, no action was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantors' default on the obligation secured.

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 "Amended Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 12, 2007, 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 Whidbey Island Bank, the highest bidder therefore, the property hereinabove described, for the sum of \$679,126.16 by credit bid against the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED: October 12, 2007.



MICHAEL D. BOHANNON, Trustee

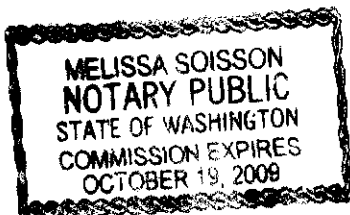
STATE OF WASHINGTON)

: ss.

COUNTY OF KITSAP)

On this 12th day of October 2007 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.



Melissa Soisson

Notary public in and for the state of Washington,
residing at Poulsbo, Washington

My appointment expires: 10/19/09



200710160062
Skagit County Auditor