

Filed for Record at Request of
After Recording Mail to:

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



200712050038
Skagit County Auditor

12/5/2007 Page 1 of 2 11:17AM

LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

Reference Number: 200105290170
Grantor: Michael D. Bohannon, Trustee
Grantee: Whidbey Island Bank
Legal Description: SE ¼, 1-35-4 E W.M., aka Tr. 3, SP-96-0013
Tax Parcel Number: 350401-4-012-0300

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:

Tract 3 of Skagit County Short Plat No. 96-0013, approved June 4, 1997, recorded June 6, 1997, in Volume 13 of Short Plats, page 4, under Auditor's File No. 9706060035, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M. TOGETHER WITH a non-exclusive easement for access and utilities over, under and across that certain easement shown as "Costalot Lane" on the fact of said Short Plat No. 96-0013.

Situate in Skagit County, 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 Adrian Lee Arendse and Bonnie Kay Arendse, as Grantors, to Land Title Company, as original Trustee, and Whidbey Island Bank as original Beneficiary, dated May 25, 2001, recorded May 29, 2001, under Auditor's File No. 200105290170, 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 "Second 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 October 3, 2007, recorded in the office of the Auditor of Skagit County, Washington, a "Second Amended Notice of Trustee's Sale" of said property, as No. 200710030113.

