



200805130104

Skagit County Auditor

5/13/2008 Page 1 of 6 1:22PM

WHEN RECORDED, RETURN TO:

A & F Trustee Services, Inc.
Attn: Liz Giba
2131 Second Avenue
Seattle, WA 98121

Document Title(s): Trustee's Deed**Reference numbers of related documents: DOT: 200608210105; NOS: 200801290077****Grantor(s): A & F Trustee Services, Inc.****Grantee: Banner Bank****Legal Description: Section 17, Township 34, Range 4; Ptn. SE NE****Tax Parcel Account Number(s): 340417-1-014-0207 (P25889)****GUARDIAN NORTHWEST TITLE CO.**

93542

TRUSTEE'S DEED ACCOMMODATION RECORDING ONLY

THE GRANTOR, A & F TRUSTEE SERVICES, INC., as present 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: Banner Bank, grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

The South 1,122.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 550 feet thereof;

EXCEPT the East 214 feet thereof;

AND EXCEPT the North 15.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17;

AND ALSO EXCEPT Tract A of Survey recorded August 4, 1997 under Auditor's File No. 9708040071 in Volume 19 of Surveys, page 153, records of Skagit County, Washington.
Situating in Skagit County, Washington.

PARCEL B:

The South 1,122.5 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;
EXCEPT the South 565.33 feet thereof.
Situating in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:
The North 285.33 feet of the South 565.33 feet of the West 333 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.
Situating in Skagit County, Washington.

PARCEL D:

A non-exclusive easement of ingress, egress, drainage and utilities over and across the West 30 feet of the following described tract:
The East 98.5 feet of the West 143.5 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;
TOGETHER WITH the West 45 feet of the North 250 feet of the South 280 feet of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;
TOGETHER WITH the East 15 feet of the North 250 feet of the South 280 feet of the West Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian.
Situating in Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress, egress and utilities over and across the West 354.56 feet of the East 568.56 feet of the North 25 feet of the South 1,147.5 feet of the East Half of the Southeast Quarter of the Northeast Quarter of said Section 17.
Situating in Skagit County, Washington.

PARCEL G:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Southwest corner of the West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 184.03 feet to the Southeast corner of said West 184 feet of the East 214 feet of the North 60 feet of the South 1,182.5 feet;

Thence North $1^{\circ}01'55''$ East 60.01 feet along the East line thereof to the Northeast corner thereof;

Thence North $87^{\circ}55'03''$ West 90.14 feet along the North line of said South 1,182.5 feet to a point of curvature;

Thence along the arc of said curve concave to the Southeast having a radius of 130.00 feet, through a central angel of $32^{\circ}03'12''$, an arc distance of 72.73 feet to a point of tangency;

Thence South $60^{\circ}01'45''$ West, 0.34 feet to the North line of the South 1,162.5 feet of said subdivision;

Thence North $87^{\circ}55'03''$ West, 24.24 feet along said North line to the West line of said East 214 feet to the North 1,182.5 feet of said subdivision;

Thence South $1^{\circ}01'55''$ West, 40.01 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.

PARCEL H:

A non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at the Northwest corner of said West 184 feet of the East 214 feet of the South 1,122.5 feet of the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence South $87^{\circ}55'03''$ East, 92.79 feet along the North line of said South 1,122.5 feet to a cusp;

Thence along the arc of a curve concave to the Southeast having a radius of 70.00 feet and an initial tangent bearing of North $87^{\circ}55'03''$ West, through a central angle of $32^{\circ}03'12''$, an arc distance of 39.16 feet to a point of tangency;

Thence South $60^{\circ}01'45''$ West, 28.62 feet to a point of curvature;

Thence along the arc of a curve concave to the Northwest having a radius of 130.00 feet; through a central angle of $14^{\circ}54'00''$, an arc distance of 33.81 feet to the West line of said East 214 feet of the South 1,122.5 feet to the Southeast Quarter of the Northeast Quarter of said Section 17;

Thence North $1^{\circ}01'55''$ East 39.90 feet along said West line to the point of beginning.

Situated in Skagit County, Washington.



PARCEL I:

A non-exclusive easement for ingress, egress, and utilities over and across the following described tract:

Commencing at the Southeast corner of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North 01°01'55" East along the East line of said subdivision a distance of 843.99 feet;
Thence North 87°55'04" West parallel to the South line of said subdivision to a point on a line parallel with and 214.00 feet distance, as measured perpendicularly from said East line of said subdivision, said point being the true point of beginning;
Thence North 87°55'04" West, a distance of 30.01 feet;
Thence South 01°01'55" West, a distance of 71.60 feet to the beginning of a tangent curve of 95.00 foot radius concave Northeasterly;
Thence Southeasterly through a central angle of 46°49'35" for a distance of 77.64 feet, to a point of on the West line of Lot 2 of Mount Vernon Short Plat 4-87, as recorded in Volume 8 of Short Plats, page 8, under Auditor's File No. 8712210075, records of Skagit County, Washington;
Thence North 01°01'55" East along the West line of said Lot 2 and the Northerly projection thereof, a distance of 140.33 feet to the true point of beginning.
Situated in Skagit County, Washington.

PARCEL K:

A non-exclusive easement established by document recorded under Auditor's File No. 9510100090, records of Skagit County, Washington, for ingress, egress and utilities over and across the South 30 feet of Lot 2 of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987, as Auditor's File No. 8712210075, in Volume 8 of Short Plats, page 8, records of Skagit County, being a portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across both the South 15 feet of Lot 1 of said short plat, and the North 15 feet of the South 45 feet of Lot 2 of said Short Plat.
Situated in 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 Charter Builders Inc., an Idaho corporation, as Grantor, to Northwest Financial Services, a Washington corporation Skagit, as Trustee, and Banner Bank, as Beneficiary dated August 14, 2006, recorded August

TRUSTEE'S DEED - 4



200805130104

Skagit County Auditor

21, 2006 under Auditor's File No. 200608210105, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$2,325,000.00 with interest thereon, according to the terms thereof, in favor of Banner 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 its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Banner Bank, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the described property in accordance with the 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 January 29, 2007 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200801290077.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, a public place, 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 between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or upon the Grantor or its 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.

10. The defaults specified in the "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 May 9, 2008, which was not less than 190 days from the date of default

TRUSTEE'S DEED - 5



200805130104
Skagit County Auditor

in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$2,120,000.00 in partial satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

DATED this 5/12/08.

A & F TRUSTEE SERVICES, INC.

By Elizabeth R. Giba
ELIZABETH R. (Liz) GIBA
Vice President/Operations Mgr.
Address 2131 Second Avenue
Seattle, WA 98121
Phone 206-728-4500

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared before me Elizabeth R. Giba, to me known to be the Vice President/Operations Manager, of A & F Trustee Services, Inc., that executed the within and foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Given under my hand and official seal this 12 day of MAY, 2008.



Bruce Fine
Notary Public for the State of Washington
My appointment expires: 8/28/10
Printed Name: Bruce Fine

1505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2008

Amount Paid ☒
By Skagit Co. Treasurer
Deputy

TRUSTEE'S DEED



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