

WHEN RECORDED RETURN TO:
RAINIER FORECLOSURE SERVICES, INC.
%SCHWEET RIEKE & LINDE, PLLC
2955 80TH AVE SE, STE 102
MERCER ISLAND WA 98040
(206) 381-0127



200811040061

Skagit County Auditor

11/4/2008 Page

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3 3:44PM

LAND TITLE OF SKAGIT COUNTY

129967-5

TRUSTEE'S DEED

The Grantor, Rainier Foreclosure Services, Inc., as the present Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to Sound Community Bank, Grantee, that certain real property situated in the County of Skagit, State of Washington, described as follows:

Lot 10, Lot 11 and the Northwesterly 10 feet of Lot 12, Block 29, "plat of the Town of Montborne, Skagit County, Washington", as per plat recorded in volume 2 of plats, page 80, records of Skagit County, Washington.
[Tax parcel No. 4135-029-012-0000 (P114099)]

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Chuck Reed, an unmarried man and Yvonne Sanford, an unmarried woman, as Grantors, to First American Title Company, as Trustee and Sound Community Bank, as beneficiary, dated March 21, 2005, recorded March 23, 2005 under Skagit County Auditor's Number 200503230090 in the 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 \$38,675.00 together with interest thereon according to the terms thereof, in favor of Sound Community 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 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 of sale, the 30 days advance notice of default was transmitted to the Grantor and/or his successors in interest and a copy of said notice was posted or served in accordance with law.

5. Sound Community Bank, being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default 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 July 11, 2008, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale, for said property under Skagit County Auditor's No. 200807110093.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale outside the main lobby of the Skagit County Courthouse, 205 West Kincaid ST, City of Mount Vernon, Skagit County, Washington, a public place at 10:00 A.M. on October 24, 2008 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 caused said Notice to be posted or served prior to 90 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 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 each notice, which was transmitted or served upon the Grantor, or his 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 the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts performed and notices to be given, as provided in Chapter 61.24 of the Revised Code of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3645
NOV 04 2008

Amount Paid \$ ☒
Skagit Co. Treasurer
By *hcam* Deputy



200811040061
Skagit County Auditor

10. The default specified in the Notice of Trustee's Sale not having been cured 11 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on October 24, 2008, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property herein above described for the sum of \$42,158.82, by the satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED THIS 29 day of Oct., 2008.

RAINIER FORECLOSURE SERVICES, INC.

Successor Trustee

By: Paul V. Rieke
Paul V. Rieke, Vice-President

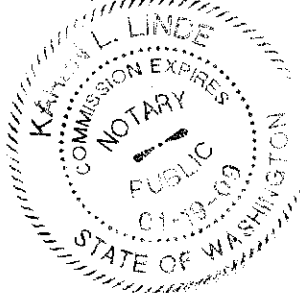
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

On this 29th day of October, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Paul V. Rieke, to me known to be the Vice-President of the corporation that executed the foregoing instrument and acknowledged the 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 and that the seal affixed, if any, is the corporate seal of said limited liability corporation.

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



Karen L. Linde
Notary Public in and for the State of
Washington, residing at Seattle
Name Printed: Karen L. Linde
My commission expires: 1/19/09

