



200902180102
Skagit County Auditor

2/18/2009 Page 1 of 4 3:26PM

AFTER RECORDING RETURN TO:

H&C Internationale, Ltd.-1260
Attn: Foreclosure Department
395 Scotland Ct.
Port Orchard, WA 98366

Symonds, James E. and Lori, 1260.0809431
Loan No. 1003

130518. pm

TRUSTEE'S DEED

LAND TITLE OF SKAGIT COUNTY

The **GRANTOR, Bishop, White & Marshall, P.S.**, as 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 **H&C Internationale, Ltd., GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

pm NW 1/4 of NE 1/4, 9.34.2 E W.M.

See attached Exhibit A for complete legal description

Together with that certain foot Marle manufactured home bearing VIN No. H008814ABC and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on July 9, 1997 under Recording/Auditor's No. 9707090061 BK1682-PG0439

Assessor's Property Tax Parcel/Account Number(s): 340209-1-001-0201

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 James Symonds and Lori Symonds, Husband and Wife, as Grantor, to Land Title Company of Skagit County as Trustee, and H & C Internationale, LTD as Beneficiary, dated January 11, 2007 recorded on January 25, 2007 as No. 200701250105. Said Deed of Trust was assigned to Banner Bank under Skagit County Recording No. 200701250106.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of H & C Internationale, LTD and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED - 1

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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.
5. Banner 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 17, 2008 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200810170081.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on February 6, 2009 at 10:00 am 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 (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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 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 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 default specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 6, 2009, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$333,210.32.

TRUSTEE'S DEED - 2

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200902180102
Skagit County Auditor
2/18/2009 Page 2 of 4 3:26PM

Exhibit A

PARCEL "A":

Lot 2, Short Plat No. 94-025, entitled "Symonds Short Plat", approved December 22, 1994, recorded January 13, 1995 in Volume 11 of Short Plats, pages 165 and 166, under Auditor's File No. 9501130062 and being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 2 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress egress and utilities as delineated on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast $\frac{1}{4}$ of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $00^{\circ}47'21''$ West along the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 500.00 feet;
thence North $57^{\circ}29'08''$ West, a distance of 460.90 feet;
thence North $00^{\circ}02'04''$ East, parallel with the East line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 250.00 feet to the North line of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}40'46''$ East along said North line, a distance of 395.40 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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