

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Tonja Smith
500 Galland Building
1221 Second Avenue
Seattle, WA 98101-2925



200902200099

Skagit County Auditor

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Loan #303885
Trustee #40014.334

GUARDIAN NORTHWEST TITLE CO.

95605

TRUSTEE'S DEED

Grantor(s):	HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee JOHN P. LOUGH
Grantee(s):	HOMESTREET BANK
Legal Description (abbreviated):	SECTION 26, TOWNSHIP 35, RANGE 9; PTN. GOV. LOT 1
Assessor's Tax Parcel Identification No(s):	350926-0-022-0004(P44715)
Reference Nos. of Documents Released or Assigned:	200704300173

The Grantor, Hillis Clark Martin & Peterson, P.S., as present Successor 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 HomeStreet Bank, a Washington state chartered savings bank, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Parcel "A": That part of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows: Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County; thence East along the North line of said land 51.5 feet; thence South 31 degrees 56'30" East 86 feet; thence South 58 degrees 03'30" West 68.1 feet to the Westerly line of the said City of Seattle land; thence

North 21 degrees 00'03" West along the Westerly line of said City of Seattle land 87.6 feet to the place of beginning. Parcel "B": That part of Government Lot 1, Section 26, Township 35 North, Range 9 East, W.M., described as follows: Commencing at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626; thence, East along the North line of said land 51.5 feet to the point of beginning of this description; thence North 58 degrees 03'30" East along same line 72.5 feet, more or less, to City of Seattle land; thence South 31 degrees 56'30" East 86 feet, more or less, to the City of Seattle right-of-way; thence South 58 degrees 03'30" West 72.5 feet along said City of Seattle right-of-way; thence North 31 degrees 56'30" West 86 feet to the point of beginning.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust between John P. Lough, an unmarried person, as Grantor, to First American Title Insurance Company, as Trustee, and HomeStreet Bank, as Beneficiary, dated April 26, 2007, and recorded on April 30, 2007, under Auditor's/Recorder's No. 200704300173, records of Skagit County, Washington, the beneficial interest in which was assigned by MERS to HomeStreet Bank, by Assignment of Deed of Trust recorded on September 5, 2008, under Auditor's File No. 200809050060, and by the Appointment of Successor Trustee recorded on September 24, 2008, under Auditor's No. 200809240093, 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 \$119,610.00 with interest thereon, according to the terms thereof, in favor of Evergreen MoneySource Mortgage Company, a Washington Corporation, and to secure the performance of any other obligations and the payment of 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 the Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. HomeStreet Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

Trustee's Deed

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6. The defaults specified in the Notice of Default not having been cured, the Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on October 31, 2008, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's No. 200810310108.

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 in the City of Mount Vernon, Washington, Washington, a public place, on February 6, 2009, at 11:00 a.m., and in accordance with the 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 once 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 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 the Grantor's 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 commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by said Deed of Trust in any court by reason of the Grantor's 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 notice 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 ten 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 from the date of default in the obligation then 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 \$134,877.42 by the forgiveness in such sum of the obligation then secured by said Deed of Trust and all fees, costs, and expenses as provided by statute.

DATED this 12th day of February, 2009.

4163
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 20 2009

Amount Paid \$
By Skagit Co. Treasurer
MF Deputy

HILLIS CLARK
MARTIN & PETERSON, P.S.

By Julie B. Hamilton
Julie B. Hamilton
Successor Trustee

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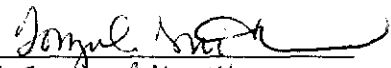
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Julie B. Hamilton, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service 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 was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 12th day of February, 2009.


Name TONIA B. SMITH
NOTARY PUBLIC in and for the State of
Washington residing at SNOQUALMIE.
My appointment expires 3-22-12.

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