

Return Address: Frontier Bank
c/o Weinstein & Riley, P.S.
2001 Western Avenue, Ste. 400
Seattle, Washington 98121
Attention: David R. Riley



200908180022
Skagit County Auditor

8/18/2009 Page 1 of 5 10:39AM

AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200708160128 200708160127
Grantor(s):	1. David R. Riley, as Trustee 2. Steve V. Munoz
<input type="checkbox"/> Additional names on page _____ of document	
Grantee(s):	1. Frontier Bank
<input type="checkbox"/> Additional names on page _____ of document	
Legal Description: (abbreviated)	LOT 4, PTN. LOTS 3, 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLEY.
<input type="checkbox"/> Additional legal is on page(s) 5 of document	
Assessor's Property Tax Parcel/Account Number(s):	P126654 and P126653

TRUSTEE'S DEED

DAVID R. RILEY the grantor ("Grantor"), as present trustee ("Trustee") under that Deed of Trust as hereinafter described, in consideration of the premises and payment recited below, hereby grants and conveys without warranty to Frontier Bank ("Grantee"), the real property ("Property") situated in Pierce County, State of Washington, legally described on Exhibit "A" attached hereto and briefly described as follows:

LOT 4, PTN. LOTS 3, 15 AND 16, BLOCK 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLEY.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between Steve V. Munoz, as a single man, as grantor, to Chicago Title Insurance Company, as trustee, and Frontier Bank, as beneficiary, dated August 8, 2007, and recorded August 16, 2007, under Auditor's File No. 200708160128, records of Skagit County, Washington and that certain Deed of Trust dated August 8, 2007, recorded August 16, 2007 under Auditor's File No. 200708160127 records of Skagit County, Washington from Steve V. Munoz, as a single man, as Grantor to Chicago Title Insurance Company as Trustee and Frontier Bank, as beneficiary (collectively "Deed of Trust"). The original trustee under the Deed of Trust having resigned, the Beneficiary duly appointed David R. Riley as successor Trustee.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$520,000.00, with interest thereon according to the terms thereof in favor Frontier Bank, and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the grantor under the Deed of Trust 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 (30) day advance Notice of Default was transmitted to the grantor under the Deed of Trust, or any successor in interest, and a copy of the Notice of Default was posted or served in accordance with the law.

5. Frontier Bank, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a request directing the Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The default specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on March 6, 2009, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of the Property under Auditor's File No. 200903060105.

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the Skagit County Courthouse, a public place at 205 W. Kincaid, in the City of Mt. Vernon, State of Washington on June 5, 2009, 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 the Notice of Trustee's Sale prior to ninety (90) days before the sale. Further, the Trustee published a copy of the Notice of Trustee's



Sale in a legal newspaper in the county wherein the Property is situated, once between the 32nd and 28th day prior to the sale date and once between the 11th and 7th day prior to the sale date. Further, in accordance with the law, the Notice of Trustee's Sale was transmitted or served to or upon the grantor under the Deed of Trust, or any successor in interest, accompanied by 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 or its successor was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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 Amended Notice of Trustee's Sale not having been cured eleven (11) days before the date of the Trustee's sale and the obligation secured by the Deed of Trust remaining unpaid, on June 5, 2009, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation secured, the Trustee then and there sold the Property at public auction to the Grantee, the highest bidder thereof, by credit bid representing partial satisfaction in the amount of \$346,499.00 of the debt then secured by the Deed of Trust.

DATED: August 13th, 2009.

2504
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2009

Amount Paid \$
Skagit Co. Treasurer
By Deputy

010

WEINSTEIN & RILEY, P.S.

By:



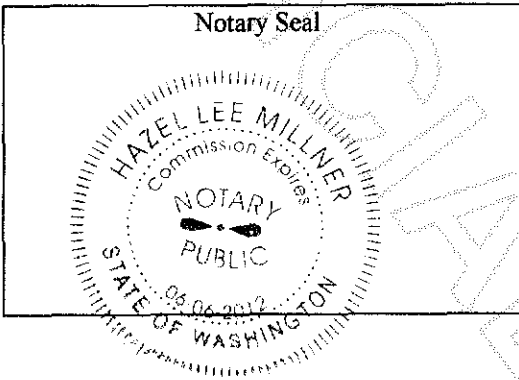
David R. Riley



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DAVID R. RILEY is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATED: 8, 17, 2009.



Hazel Lee Millner (Print Name)
Notary Public in and for the State of Washington
Residing at: King
My appointment expires: 6-6-12



EXHIBIT 'A'

Lot 3, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the Plat thereof recorded in Volume 3 of Plats, Page 52, records of Skagit County, Washington;

EXCEPT that portion of said Lot 3 described as follows:

Beginning at the Southeast corner of the West 10 feet of the said Lot 3;
Thence North $02^{\circ}05'28''$ West along the East line of the said West 10 feet, a distance of 86.38 feet to the point of curvature of a curve to the right having a radius of 25.00 feet;
Thence Northeasterly and Easterly along said curve through a central angle of $89^{\circ}59'57''$ and an arc distance of 39.27 feet;
Thence North $87^{\circ}54'29''$ East, a distance of 46.95 feet;
Thence South $02^{\circ}05'31''$ East, a distance of 111.37 feet to the South line of the said Lot 3;
Thence South $87^{\circ}54'19''$ West along the said South line, a distance of 71.95 feet to the point of beginning of this description;

ALSO Lot 4, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO-WOOLLEY, according to the Plat thereof recorded in Volume 3 of Plats, Page 52, records of Skagit County, Washington;

TOGETHER WITH Lots 15 and 16, Block 2, ROSEDALE GARDEN TRACTS OF SEDRO WOOLLEY, according to the plat thereof recorded in Volume 3 of Plats, page 52, records of Skagit County, Washington;

EXCEPT the East 202.64 feet of the South 120 feet of said Lot 16;

AND EXCEPT the North 80 feet of the South 200 feet of the East 150 feet of said Lots 15 and 16;

AND ALSO EXCEPT that portion of the East 155.13 feet of said Lot 15 lying North of the North line of the South 200 feet of Lots 15 and 16;

Situated in Skagit County, Washington

- END OF EXHIBIT 'A' -



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Skagit County Auditor