

When recorded, return to:

MICHAEL A. WINSLOW
Attorney at Law
411 Main Street
Mount Vernon, Washington 98273



200912300091

Skagit County Auditor

12/30/2009 Page 1 of 3 2:28PM

TRUSTEE'S DEED

GRANTOR: Michael A. Winslow, Successor Trustee

GRANTEE: Business Bank of Skagit County

LEGAL DESCRIPTION:

Parcel "A"

Lot 3, Short Card PL-06-0108, approved and recorded on August 18, 2006 under Auditor's File No. 200608180121, Records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 5 East, W.M.

Parcel "B"

A non-exclusive easement for ingress, egress and utilities over, under and across a portion of Lot 4 as delineated as Morford Court on the face of Short Card PL-06-0108, and being a portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 5 East, W.M.

Together with rights and easements as defined in Private Roadway Maintenance Declaration recorded August 18, 2006 under Auditor's File No. 20060818-122, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TAX PARCEL NO: P124883

REFERENCE NOS.: 200804160099

3998
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2009

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

Trustee's Deed

-1-

T:\Data\files\Business Bank-Davenport Foreclosure\091221 94821PLE.wpd

CONVEYANCE

Grantor, under that Deed of Trust as hereafter described, inconsideration of the premises and payment recited below, hereby grants and conveys without warranty, to Grantee, the above described real property situated in Skagit County, Washington.

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 James R. Davenport and Julia R. Davenport as Grantor, to Guardian Northwest Title & Escrow as Trustee, and Business Bank of Skagit County, as Beneficiary, dated April 3, 2008, recorded as Skagit County Auditor's No. 200804160099, records of Skagit County, Washington.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$467,250.00 with interest thereon, according to the terms thereof, in favor of Business Bank of Skagit County 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 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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. Business Bank of Skagit County, being the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a written request directing the Trustee or his authorized agent to sell the described property in accordance with law and the terms of the Deed of Trust.
6. The defaults 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 September 10, 2009, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale," of the property as Auditor's File No. 200909100023.
7. The Trustee, in the "Notice of Trustee's Sale," fixed the place of sale as the first floor of the Skagit County Courthouse, 205 Kincaid Street, Mount Vernon, WA, a public place, at 10:00 a.m., on December 11, 2009, 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 90 days before the sale. The Trustee caused a copy of the "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th day before the sale; and included with the Notice which was transmitted to 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 foreclosure, no action was pending on an obligation secured by the Deed of Trust.

Trustee's Deed

-2-

T:\Data\files\Business Bank-Davenport Foreclosure\091221 94821PLE.wpd




200912300091
Skagit County Auditor

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 defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days prior to the date of Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid, on December 11, 2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$501,589.17 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

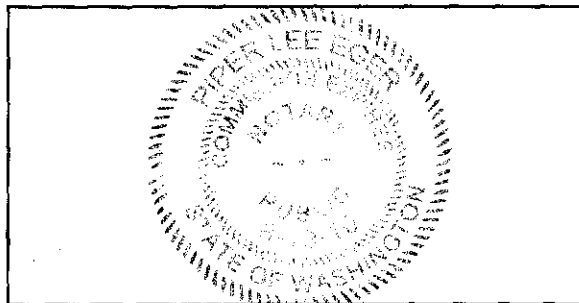
DATED: December 23, 2009.


Michael A. Winslow, Successor Trustee

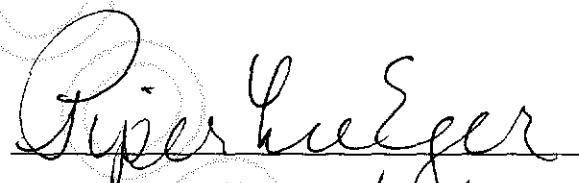
State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Michael A. Winslow is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: December 23, 2009.



PLACE NOTARY SEAL IN THIS BOX


Notary Public
My appointment expires 8/19/10

