


**Return Address:** David Riley  
Weinstein & Riley, P.S.  
2001 Western Avenue, Ste. 400  
Seattle, Washington 98121  
Attention: David R. Riley

  
201001200063  
Skagit County Auditor  
1/20/2010 Page 1 of 5 2:28PM

### AUDITOR/RECORDER'S INDEXING FORM

<b>Document Title(s):</b>	1. Trustee's Deed
<b>Reference Number(s) of Documents assigned or released:</b>	200707250051; 200909010038
<b>Grantor(s):</b>	1. David R. Riley, as Trustee <i>Angela Morely</i> <i>Calvin Morely</i>
<input type="checkbox"/> Additional names on page _____ of document	
<b>Grantee(s):</b>	1. Prime Pacific Bank, N.A.
<input type="checkbox"/> Additional names on page _____ of document	
<b>Legal Description:</b> (abbreviated)	PTN. GOV. LOT 1, SEC. 19, T35N, R3E, W.M., AND PTN. GOV. LOT 4 AND PTN. SW SW, SEC. 18, T35N, R3E W.M.
<input checked="" type="checkbox"/> Additional legal is on page <u>5</u> of document	
<b>Assessor's Property Tax Parcel/Account Number:</b>	350319-0-012-0100

### 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 Prime Pacific Bank ("Grantee"), the real property ("Property") situated in Skagit County, State of Washington, legally described on Exhibit "A" attached hereto and briefly described as follows:

PTN. GOV. LOT 1, SEC. 19, T35N, R3E, W.M., AND PTN. GOV. LOT 4 AND PTN. SW SW, SEC. 18, T35N, R3E W.M.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 130  
JAN 20 2010

Amount Paid \$0  
Skagit Co. Treasurer  
By *mdm* Deputy

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 Angela Mordy and Calvin Mordy, wife and husband, as grantor, to Chicago Title Company as trustee, and Prime Pacific Bank, as beneficiary, dated July 2, 2007, and recorded July 25, 2007, under Auditor's File No. 200707250051, records of SKAGIT County, Washington. 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 \$540,000.00, with interest thereon according to the terms thereof in favor of Prime Pacific 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. Prime Pacific 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 September 1, 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. 200909010038 and records of Skagit County, Washington.

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 West Kincaid Street, in the City of Mt. Vernon, Washington on November 30, 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 35th and 28th day prior to the sale date and once between the 14th and 7th day prior to the sale date. Further, in accordance with the law, the Amended 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 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 December 4, 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 therefore, by credit bid representing partial satisfaction in the amount of \$575,000.00 of the debt then secured by the Deed of Trust.

DATED: January 18<sup>th</sup>, 2010.

WEINSTEIN & RILEY, P.S.

By: 

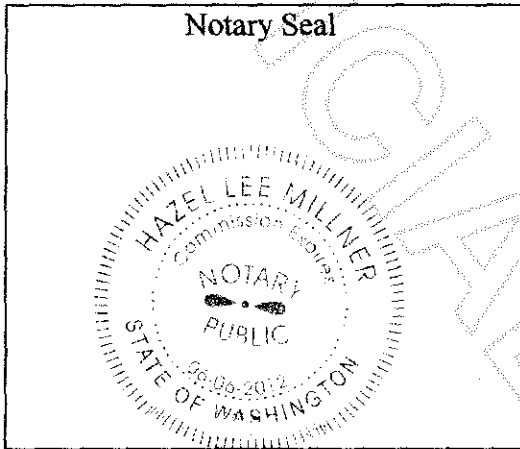
David R. Riley



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: January 18, 2010.



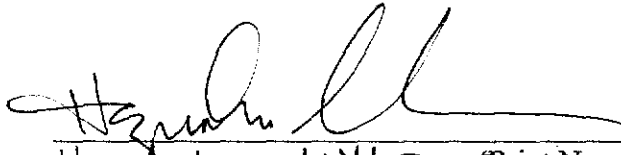
  
Hazel Lee Millner (Print Name)  
Notary Public in and for the State of  
Washington  
Residing at King  
My appointment expires: 6.6.12



Exhibit A - Property Legal Descriptions

1. 9280 Bayview Edison Road, Bow, WA 98232

That portion of Government Lot 1 in Section 19, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at a point on the South line of said Government Lot 1 that bears North 89 degrees 45' 00" West 1,149.34 feet from it Southeast corner, more or less, to the West line of the County Road more commonly referred to as the Bayview-Edison Road, said point being on a curve to the right in a Northerly and Easterly direction having a radius of 1,378.14 feet, at which point the tangent to the curve bears North 1 degrees 20' 31" East; Thence following along the West side of said road in a Northerly and Easterly direction having a radius of 1,378.14 feet and a central angle of 22 degrees 19' 09", an arc distance of 536.85 feet to the true point of beginning;

Thence continuing in a Northerly and Easterly direction along said curve to the right having a radius of 1378.14 feet and a central angle of 11 degrees 36' 18", an arc distance of 279.14 feet, more or less, to the most Southerly corner of that tract of land conveyed to John B. Moon and Joyce V. Moon, husband and wife, Grantees from Lester C. Merritt and Evelyn Bernice Merritt, husband and wife, by that instrument dated June 11, 1973, and recorded June 20, 1973, under Auditor's File No. 788810, records of Skagit County, Washington, as established from physical survey for Lester C. Merritt by J.A. Newman, Professional Land Surveyor and unrecorded survey map dated March 5, 1973, also known as Short Plat No. 19-73 currently on file with the Skagit County Public Works Department; Thence leaving said road North 38 degrees 24' 54" West along the Southwesterly line of said Moon tract and the Northerly projection thereof, a distance of 205.69 feet to the approximate base of a ridge;

Thence Southerly along the base of said ridge on the following courses and distances:

Thence South 35 degrees 16' 57" West, 117.26 feet;

Thence South 13 degrees 26' 08" West, 82.90 feet;

Thence South 33 degrees 11' 18" West, 81.41 feet;

Thence South 17 degrees 30' 04" West, 122.42 feet to a point which bears North 75 degrees 01' 43" West, a distance of 164.70 feet, more or less, from the point of beginning;

Thence departing said base of ridge South 75 degrees 01' 43" East, a distance of 164.70 feet to the point of beginning.

The Real Property or its address is commonly known as 9280 Bayview Edison Road, Bow, WA 98232. The Real Property tax identification number is 350319-0-012-0100.



201001200063  
Skagit County Auditor