



201001210081

Skagit County Auditor

Filed for Record at Request of
Seaside Trustee of Washington, Inc.

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AND WHEN RECORDED TO:
Bayview Loan Servicing, LLC.
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, Fl. 33146

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No.: **0901529WA** Loan No.: **0200064386**
Order No.: **4239760**

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S DEED

98199-2

The GRANTOR, **Seaside Trustee of Washington, Inc.**, as present 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: **I.B. PROPERTY HOLDINGS, LLC., A DELAWARE LIMITED LIABILITY COMPANY**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Abbreviated Legal: Section 19, Township 34, Range 4, Ptn. SE NW
Full legal description is attached here to and made a part hereof; Exhibit "A"

A.P.N. No.: **340419-2-014-0005** P26680

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 The Rolfsen Family Trust, as Grantor, to CHICAGO TITLE COMPANY, as Trustee, and Interbay Funding, LLC, as Beneficiary, dated 1/14/2008, recorded 1/17/2008, as Instrument No. 200801170060, in Book/Reel, Page/Frame, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$1,000,000.00 with interest thereon, according to the terms thereof, in favor of Interbay Funding, LLC and to secure 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 make 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. I.B. Property Holdings, LLC., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

TRUSTEE'S DEED

T.S. No.: 0901529WA
Loan No.: 0200064386

- 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 recorded on **10/9/2009**, in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200910090096**
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as, At the main entrance of the Superior Courthouse, 205W. Kincaid Street, Mt. Vernon, Washington, a public place, on 1/8/2010 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 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-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 in this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
- 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 defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **1/8/2010**, 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 said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$790,000.00**, 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.

Date: 1/18/2010 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#156
JAN 21 2010

Seaside Trustee of Washington, Inc.

Elvia Bouche
ELVIA BOUCHE, VICE PRESIDENT

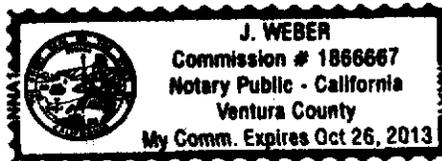
State of California) ss. Amount Paid \$ 0
County of Ventura) By *Andm* Skagit Co. Treasurer Deputy

On 1/18/2010, before me, J. WEBER, a Notary Public in and for said County and State, personally appeared, ELVIA BOUCHE, personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE

J. Weber
J. WEBER, Notary Public



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EXHIBIT A

PARCEL A:

The West 150 feet of that portion of the East 698 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying North of Division Street produced West from the City of Mount Vernon and North of State Highway right of way;

EXCEPT road rights of way;

AND EXCEPT that portion thereof described as follows:

Beginning at the monumented center of said Section 19, as shown on that certain record of Survey map recorded in Volume 11 of Surveys, page 94, under Skagit County Auditor's File No. 9106240014, records of Skagit County, Washington;

Thence North $1^{\circ}11'19''$ East 636.84 feet along the East line of the Northwest Quarter of said Section 19, to the Northeast corner of said South Half of the Southeast Quarter of the Northwest Quarter of Section 19;

Thence South $88^{\circ}48'03''$ West, 698.61 feet along the North line of said subdivision to the Northwest corner of the above described tract;

Thence South $1^{\circ}11'19''$ West 143.00 feet along the West line of said above described tract to the true point of beginning;

Thence continue South $1^{\circ}11'19''$ West, 60.63 feet;

Thence North $10^{\circ}00'08''$ East 59.92 feet to a point bearing South $79^{\circ}59'52''$ East from the true point of beginning;

Thence North $79^{\circ}59'52''$ West 9.29 feet to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

The North 28 feet of the West 110 feet of the following described property:

That portion of the East 548 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, lying Northerly of Division Street produced West from the City of Mount Vernon and Northerly of the State Highway right of way and lying Westerly of that certain tract described in Warranty Deed from Harvey E. Vaux and Nymah M. Vaux, husband and wife, to Mount Vernon Lodge No. 1604 of the Benevolent and Protective Order of Elks of the United States of America, recorded under Auditor's File No. 463074, records of Skagit County, Washington.

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