



201001250140

Skagit County Auditor

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When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Tonja D. Smith

1221 Second Avenue, Suite 500

Seattle, WA 98101

TRUSTEE'S DEED

GUARDIAN NORTHWEST TITLE CO.

97991

Grantor(s):	<u>HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee</u>
Grantee(s):	<u>HOMESTREET BANK</u>
Legal Description (complete):	<u>LOT 3, "PLAT OF WILLOW WAY", ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2005, UNDER AUDITOR'S FILE NO. 200506290081, RECORDS OF SKAGIT COUNTY, WASHINGTON</u>
Assessor's Tax Parcel Identification No(s):	<u>4863-000-003-0000</u>
Reference Nos. of Documents Released or Assigned:	<u>200606220093</u>

The grantor hereunder, HILLIS CLARK MARTIN & PETERSON, P.S., as present successor trustee under that Deed of Trust (the "Successor Trustee"), 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 ("HomeStreet Bank"), grantee hereunder, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 3, "PLAT OF WILLOW WAY", ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2005, UNDER AUDITOR'S FILE NO. 200506290081, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2010

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 Grandview North,

Amount Paid \$
Skagit Co. Treasurer
Deputy

LLC, a Washington Limited Liability Company, as grantor thereunder ("DOT Grantor"), to Chicago Title Insurance Company, a Missouri Corporation, as Trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as Beneficiary, solely as nominee for HomeStreet Bank, as Lender, dated June 15, 2006, and recorded on June 22, 2006, under Auditor's File No. 200606220093, records of Skagit County, Washington, the beneficial interest in which was assigned by MERS to HomeStreet Bank under Auditor's File No. 200907220051, records of Skagit County, Washington, and by the Appointment of Successor Trustee recorded on July 29, 2009, under Auditor's File No. 200907290099, records of Skagit County, Washington (the "Deed of Trust").

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$156,000.00 with interest thereon, according to the terms thereof, in favor of MERS 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 DOT 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 DOT Grantor, or the DOT 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 (the "Beneficiary"), 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.

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 1, 2009, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 200910010072.

7. The Successor Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as at main entrance Skagit County Courthouse, located at 205 W Kinkaid, Mount Vernon, Washington, a public place, on January 15, 2010, 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



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the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the DOT Grantor or the DOT Grantor's successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the DOT 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 DOT 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 January 15, 2010, 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 the grantee hereunder, the highest bidder therefore, the property hereinabove described, for the sum of \$165,582.14 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 19th day of January, 2010.

HILLIS CLARK MARTIN & PETERSON, P.S.

By: Julie B. Hamilton

Julie B. Hamilton
Successor Trustee



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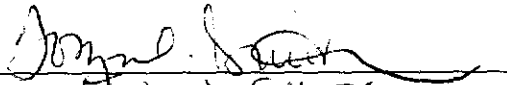
STATE OF WASHINGTON

} 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 such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 19th day of January, 2010.



Printed Name JONITA D. GUPTA
NOTARY PUBLIC in and for the State of
Washington, residing at KING CO
My Commission Expires 3-22-12



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