

WHEN RECORDED RETURN TO:

Gary L. Baker  
1802 Grove Street  
Marvsville, WA 98270



201002240034

Skagit County Auditor

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## TRUSTEE'S DEED

GRANTOR(S): Gary L. Baker, Successor Trustee

GRANTEE(S): North County Bank

LEGAL DESCRIPTION (abbreviated): Lot 39, Shelter Bay Div. 1

ASSESSORS TAX PARCEL NO.: 3998-000-039-0003, P69120

Reference No. of Documents Released or Assigned: Deed of Trust: Auditor's File  
No. 20071070138

**THE GRANTOR** Gary L. Baker, as present Successor 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 NORTH COUNTY BANK, GRANTEE(S), that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 39, "SHELTER BAY DIV. 1" AS PER PLAT RECORDED IN  
VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

Situate in the County of Skagit, State of Washington.

Tax Parcel number(s): 3998-000-039-0003, p69120

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

447  
FEB 24 2010

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

### 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 Virginia L. Milne, as Grantor to Old Republic National Title Insurance Company, as Trustee, and North County Bank, as Beneficiary, dated October 17, 2007, recorded October 17, 2007, under Auditor's File No. 20071070138, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$96,000.00 with interest thereon, according to the terms thereof, in favor of North County Bank, 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 fanning 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 made 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. North County Bank being then the holder of the indebtedness secured by said Deed of Trust, delivered to said 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on September 11, 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. 200909110057.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the front steps of the Skagit County Courthouse, a public place, at Ten o'clock a.m., 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with this Notice, which was transmitted or served to or 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 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 December 11, 2009, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$125,483.82.



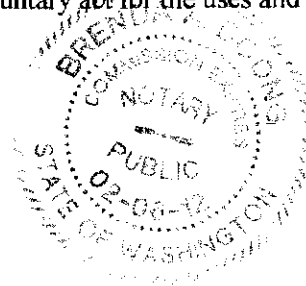
DATED this 22 day of February, 2009

By: [Signature]  
Gary L. Baker, Successor Trustee

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH )

I hereby certify that I know or have satisfactory evidence that Gary L. Baker signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 2-22-2010  
[Signature]  
Notary public in and for the State of Washington  
Residing at Arlington  
My appointment expires: 02-06-2012



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