

Return Address: Frontier Bank
c/o Weinstein & Riley, P.S.
2001 Western Avenue, Ste. 400
Seattle, Washington 98121
Attention: David R. Riley



201004130069
Skagit County Auditor

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AUDITOR/RECORDER'S INDEXING FORM

Document Title(s):	1. Trustee's Deed
Reference Number(s) of Documents assigned or released:	200707160205; 200909180041
Grantor(s):	1. David R. Riley, as Trustee 2. Theodore Brown 3. Anthony Robert Swanson <input type="checkbox"/> Additional names on page ___ of document
Grantee(s):	1. Frontier Bank <input type="checkbox"/> Additional names on page ___ of document
Legal Description(s): (abbreviated)	PTN SE ¼ OF NE ¼, 24-36-3 E W.M. <input checked="" type="checkbox"/> Additional legal is on page 1 of document
Assessor's Property Tax Parcel/Account Number:	Parcel No. 48139 (Tax Account No. 360324-0-001-0006)

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 Frontier 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 SE ¼ OF NE ¼, 24-36-3 E W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

993
APR 13 2010

- 1 -

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* 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 Theodore Brown, an Unmarried Individual and Anthony Swanson aka Anthony Robert Swanson, a Married Man as his separate estate, as grantor, to Land Title of Skagit County, as trustee, and Frontier Bank, as beneficiary, dated July 6, 2007, and recorded July 16, 2007, under Auditor's File No. 200707160205, 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 \$191,250.00, with interest thereon according to the terms thereof in favor Frontier 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. Frontier 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 18, 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. 200911240638. 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 December 18, 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



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EXHIBIT A

LEGAL DESCRIPTION:

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and that portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of a road conveyed to Skagit County by deed dated April 4, 1949, and recorded November 14, 1956, under Auditor's File No. 544073, records of Skagit County, Washington, which point intersects the East line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence Southwesterly along the South line of said road 300 feet; thence South $2^{\circ}49'20''$ East 726 feet; thence North $75^{\circ}05'$ East, parallel to the South line of said road, 300 feet to the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North $2^{\circ}49'20''$ West 726 feet to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.



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