

AFTER RECORDING, RETURN TO:

Michael Siderius
SIDERIUS, LONERGAN & MARTIN, LLP
500 Union Street, Suite 847
Seattle, WA 98101



201008120076
Skagit County Auditor

8/12/2010 Page 1 of 2 3:44PM

TRUSTEE'S DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor: 1) <u>Michael Siderius</u> <input type="checkbox"/> Additional on page _____	Amount Paid \$ <u>2458</u> AUG 12 2010 By <u>Cham</u> Skagit Co. Treasurer Deputy
Grantee: 1) <u>Qualstar Credit Union</u> <input type="checkbox"/> Additional on page _____	
Legal Description (abbreviated): Lot 186, Skagit Highlands Div. V (Phase I) <input type="checkbox"/> Additional on: _____	
Assessor's Tax Parcel ID #: <u>4915-000-186-0000</u>	
Reference Nos. of Documents Released or Assigned: <u>200802220107</u>	

The Grantor, MICHAEL SIDERIUS, 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: QUALSTAR CREDIT UNION, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 186, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO.200612210067, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

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 DAVID PIERSON and CARLA PIERSON, Grantors, to MICHAEL SIDERIUS, Successor Trustee and QUALSTAR CREDIT UNION, as Beneficiary, dated February 5, 2008, as Auditor's No. 200802220107, records of Skagit County.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of \$371,824.00 with interest thereon, according the terms thereof in favor of QUALSTAR CREDIT UNION, 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 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. QUALSTAR CREDIT UNION, being then the holder to 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 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 April 29, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 201004290063.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, the City of Mt. Vernon, a public place, on July 30, 2010 at 10:00 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, said Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale in legal newspaper in each county in which the property or any part thereof is situated; 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.

8. During foreclosure, no action was pending on the 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 prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 30, 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 therefor, the property hereinabove described, for the sum of \$398,511.99, (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.)

DATED: August 10, 2010

By [Signature]
Michael Siderius, Successor Trustee

STATE OF WASHINGTON)
)
COUNTY OF KING)

On this day personally appeared before me MICHAEL SIDERIUS, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of August, 2010.



[Signature]
Valerie Loxtercamp
Notary Public for the State of
Washington residing at: Seattle
My commission expires: 12/13/11

