



201010040171
Skagit County Auditor

10/4/2010 Page 1 of 6 11:01AM

WHEN RECORDED MAIL TO:

WELTMAN, WEINBERG & REIS CO, L.P.A.
525 VINE STREET
SUITE 800
CINCINNATI OH 45202



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXX5739
T.S. No. 1263942-12
Parcel No. 340112-0-004-0001

GUARDIAN NORTHWEST TITLE CO.

95062

4371497
0165782/99062

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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: ING BANK, FSB

Grantee
that real property, situated in the County of SKAGIT, State of Washington, described as follows:

THAT PORTION OF GOVERNMENT LOT 1 SECTION 12 TOWNSHIP 34 NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN LYING WESTERLY OF HEART LAKE COUNTY ROAD AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT B.

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 ZANE W. WYLL AND KELLI A. WYLL HUSBAND AND WIFE

as grantor to CHICAGO TITLE COMPANY, as trustee and ING BANK, FSB, as Beneficiary, dated January 08, 2007, recorded January 17, 2007, as No. 200701170127 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$748,000.00 with interest thereon, according to the terms thereof, in favor of ING BANK, FSB and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3022

OCT 04 2010

Rev. 09/15/09

TDUSWA.DOC

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Amount Paid \$
Skagit Co. Treasurer
By *MM* Deputy

TRUSTEE'S DEED, Con't

Loan No: XXXXX5739

T.S. No: 1263942-12

3. The described Deed of Trust provides that the real property conveyed 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 the 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. ING BANK, FSB 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 premises.

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 May 26, 2010, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.201005260104.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA., ANACORTES, WASHINGTON, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with 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, 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 27, 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 \$822,536.00 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).



TRUSTEE'S DEED, Con't

Loan No: XXXXX5739

I.S. No: 1263942-12

Dated: August 31, 2010

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON

Monica L. Gonzalez, A.V.P.

State of CALIFORNIA
County of SAN DIEGO

On **SEP 20 2010** before me, **Jeffrey Starling**

a Notary Public, personally appeared **Monica L. Gonzalez, A.V.P.**, who proved to me on the basis of satisfactory evidence to be 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

(Seal)

Signature

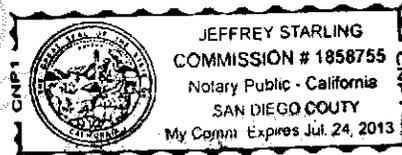


EXHIBIT "A"

PARCEL A:

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East of the Willamette Meridian, lying Westerly of Heart Lake County Road and Northeasterly of the following described line:

Beginning at a point on the West line of said County Road that is 50 feet North of the South line of said Government Lot 1, as measured at right angles to said South line;

Thence Northwesterly along the Westerly line of said County Road 650 feet to the true point of beginning of said line;

Thence South $88^{\circ}34'30''$ West parallel to the South line of said Government Lot to the Westerly line of said Government Lot, the terminal point of said line.

Situated in Skagit County, Washington.

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EXHIBIT 'A'

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PARCEL B:

That portion of Section 11, Township 34 North, Range 1 East of the Willamette Meridian, lying East of the following described line:

Commencing at the section corner common to Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian;

Thence North 0°19'30" East along the West line of said Section 1, 188.25 feet;

Thence North 84°21'30" East 163.07 feet to the true point of beginning of the line herein described;

Thence South 21°11'30" West to the shore of Lake Erie and the terminus of said line;

EXCEPT from the above described parcels those portions thereof designated as Parcels D and E, more particularly described as follows:

PARCEL D:

All those portions of Sections 1, 2, 11 and 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the section corner common to the aforesaid sections;

Thence North 0°19'30" East along the West line of said Section 1, 188.25 feet to a point hereinafter designated as Point A;

Thence North 84°21'30" East 51.00 feet to the true point of beginning of this description;

Thence continue North 84°21'30" East 112.07 feet;

Thence South 21°11'30" West to the shore of Lake Erie;

Thence Westerly along said shore to a point that lies South 21°11'30" West from the said true point of beginning;

Thence North 21°11'30" East to a point on the North line of an existing gravel driveway that bears South 21°11'30" West a distance of approximately 187 feet from the said true point of beginning;

Thence Westerly along the North line of said driveway approximately 120 feet to the center of a small creek;

Thence Northeasterly along the centerline of the most Easterly branch of said creek to a point that lies 76.26 feet distant and South 77°40'39" West from Point "A" previously designated;

Thence North 77°40'39" East a distance of 76.26 feet to Point "A" previously designated;

Thence North 84°21'30" East 51.00 feet to the true point of beginning.

Continued



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EXHIBIT B

Parcel "E":

That portion of Government Lot 1, Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West road margin of Heart Lake County Road that is 50 feet North (as measured at right angles) of the South line of said Government Lot 1; thence Northwesterly along the West line of said County Road 650 feet to the true point of beginning; thence South 88 degrees 34'30" West 370 feet, more or less, to the shore of Lake Erie; thence Northerly and Westerly along the shore of Lake Erie 100 feet; thence Northeasterly to a point on the West road margin of said Heart Lake County Road that is 300 feet Northerly of the true point of beginning (as measured along the Westerly road margin of said County Road); thence Southerly along the Westerly road margin of said County Road 300 feet to the true point of beginning.



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