



201012080050

Skagit County Auditor

12/8/2010 Page 1 of 3 1:48PM

FILED FOR RECORD AT REQUEST OF:

Michelle R. Ghidotti, Esq.
5400 Carillon Point
Kirkland, WA 98033

GUARDIAN NORTHWEST TITLE CO.

Trustee Sale No.: F09-00496 WA Loan No.: 903154563 Title Order No.: 4295637

TRUSTEE'S DEED

98588

THE GRANTOR, Michelle R. Ghidotti, Esq. for Assured Lender Services, Inc., 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:

See Attached Exhibit "A"

APN No.: 3882-000-056-0000

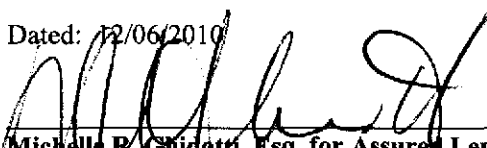
RECITALS:

Ptn LOT 56 Cheasty's Big Lake

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 EDWARD BLACK, JR. A SINGLE MAN, as Grantor, to GUARDIAN NORTHWEST TITLE AND ESCROW, as Trustee, and ING BANK, FSB, as Beneficiary, dated 01/12/2009, recorded on 01/15/2009 as Instrument No. 200901150071, records of Skagit, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$588,750.00 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.
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 Grantor, as set forth in 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, a copy of said Notice was posted or served in accordance with law.
5. ING BANK, FSB, being the current holder of the indebtedness secured by said Deed of Trust, delivered to the below said Trustee a written request directing said Trustee or her authorized agent 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, **recorded on 10/19/2010, as Instrument # 201010190037** in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Superior Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA, a public place, on **12/03/2010 at 10:00AM**, 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 90 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 the property or any part thereof is situated; and further, included in 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.
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 obligations secured by said Deed of Trust remaining unpaid, on **12/03/2010**, 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 therefore, the property hereinabove described, for the sum of **\$504,818.02**, 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.

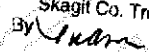
Dated: 12/06/2010


Michelle R. Ghidotti, Esq. for Assured Lender Services, Inc.
5400 Carillon Point
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3702

DEC 08 2010

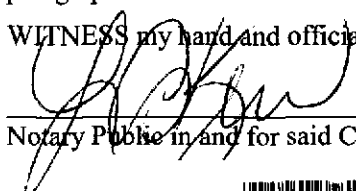
Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

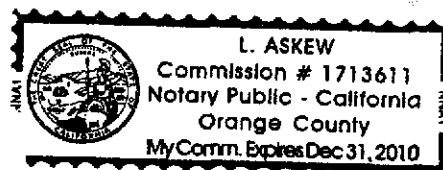
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS.

On 12/6/2010 before me, L. Askew, a notary public personally appeared, Michelle R. Ghidotti, Esq., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public in and for said County and State



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Exhibit "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lot 56, "PLAT OF CHEASTY'S BIG LAKE TRACTS", according to the recorded plat thereof in Volume 4 of Plats, page 49, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Tract; thence Northerly along the East line of said Tract, a distance of 2 feet; thence Westerly running par with the southern line of said Tract, a distance of 95 feet; thence Northerly running par with the East line of said Tract, a distance of 4 feet; thence Westerly and running par with the Southerly line of said Tract to the Westerly line of said Tract, a distance of 6.35 feet, more or less; thence Southerly along the Westerly line of said Tract to the Southwest corner of said Tract; thence Easterly along the Southerly line of said Tract to the point of beginning.



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