

WHEN RECORDED RETURN TO:

Thomas D. Adams  
Adams, Duncan & Howard, Inc., P.S.  
3128 Colby Avenue  
Everett, WA 98201



201012280144

Skagit County Auditor

12/28/2010 Page

1 of

2 10:12AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3920

DEC 28 2010

## TRUSTEE'S DEED

REFERENCE NO.:

201009150082

GRANTOR:

THOMAS D. ADAMS, Trustee

GRANTEES:

WHIDBEY ISLAND BANK

LEGAL DESCRIPTION:

Lots 10 and 11, "PLAT OF HARVEST EDGE," as recorded March 17, 2006, under Auditor's File No. 200603170131, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

TAX PARCEL NO.:

4885-000-010-0000; 4885-000-011-0000;

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

The GRANTOR, THOMAS D. ADAMS, 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: Whidbey Island Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lots 10 and 11, "PLAT OF HARVEST EDGE," as recorded March 17, 2006, under Auditor's File No. 200603170131, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.


TAX PARCEL NO.: 4885-000-010-0000; 4885-000-011-0000;

### 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 Burke Construction, Inc., as Grantor, to Land Title Company of Skagit County, as Trustee, and North County Bank, as Beneficiary, dated February 26, 2007, recorded March 6, 2007, as No. 200703060078, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings and collateral, the payment of a promissory note(s) in the sum of \$860,800.00, with interest thereon, according to the terms thereof, in favor of North County Bank, whose beneficial interest was assigned to Whidbey Island 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 farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Amended 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 advanced "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 15, 2010, recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property as No. 201009150082.
  7. The Trustee, in its aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale as the 205 West Kincaid entrance of the Skagit County Courthouse, a public place, at 9:30 a.m., and in accordance with law, caused copies of the statutory "Amended 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 "Amended Notice of Trustee's Sale" to be published once 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; in a 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, 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 "Amended 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 December 17, 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 \$338,000.00.

DATED this 17th day of December, 2010.

  
THOMAS D. ADAMS, Successor Trustee

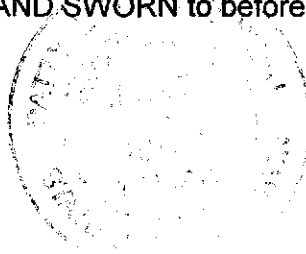
STATE OF WASHINGTON )


: ss.

COUNTY OF SNOHOMISH )

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

SIGNED AND SWORN to before me this 17th day of December, 2010.



  
(print name: PATTY L. LETOURNEAU)  
NOTARY PUBLIC in and for the State of Washington.  
My commission expires: July 31 2013



201012280144  
Skagit County Auditor