

Return to:
Lenard L. Wittlake, PLLC
P. O. Box 1233
Walla Walla, WA 99362



201104040120
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY
136675-0

TRUSTEE'S DEED

GRANTOR: WITTLAKE, LENARD L., PLLC, Successor Trustee

GRANTEE: NAPUS FEDERAL CREDIT UNION

LEGAL

DESCRIPTION: Lots 8, 9, 10, Block 9, C.W. GRIEST'S PLAT OF GRASMERE

TAX PARCEL: P71012

RELATED

DOCUMENT: 200704160115

THE GRANTOR, LENARD L. WITTLAKE, PLLC, as Successor 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 NAPUS FEDERAL CREDIT UNION, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 8, 9, and 10, Block 9, C.W. GRIEST'S PLAT OF GRASMERE, as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington.

Together with that portion of the East ½ of vacated Lincoln Avenue lying South of the North line of said Block 9 extended Westerly and lying North of the centerline of that vacated alleyway abutting Lot 1, Block 10 extended Easterly.

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 Diana Williams a/k/a Diana

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
977

APR 04 2011

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

Benton as Grantor, to Land Title Company of Skagit County as Trustee, Lenard L. Wittlake, PLLC, successor trustee under appointments recorded at Skagit County Auditor's file no. 201009300028 and 201009300029 and NAPUS Federal Credit Union as Beneficiary, dated April 9, 2007, and recorded April 16, 2007, under Auditor's File No. 200704160115 and 200704160116, Mortgage records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a Promissory Note in the sum of \$140,000 with interest thereon, according to the terms thereof, in favor of Banner 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30-day advance Notice of Default was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. NAPUS Federal Credit Union 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 December 28, 2010, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's file no. 201012280143, records of Skagit County.

7. The Trustee fixed the place and time of the sale as the entrance to the courthouse at 205 West Kincaid, in the City of Mount Vernon, Skagit County, Washington. The Trustee, 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 twice prior to sale, once between the 35th and 28th days before sale; and once between the 14th and 7th days before 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 to or served upon the grantor or its 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 the foreclosure, no action was pending on any obligation secured by said Deed of Trust.

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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 the obligation secured by said Deed of Trust remaining unpaid, on April 1, 2011, 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 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 this 1 day of April, 2011.

LENARD L. WITTLAKE, PLLC, Trustee



By: Lenard L. Wittlake, Member

STATE OF WASHINGTON)

ss:

County of Walla Walla)

I certify that I know or have satisfactory evidence that LENARD L. WITTLAKE is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MEMBER of LENARD L. WITTLAKE, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Apr. 1, 2011



Notary Public in and for the
State of Washington

Commission expires: 11-8-12

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