

When Recorded Return to:

ROBERT E. ORDAL, PLLC
1000 Second Avenue, Suite 1750
Seattle, WA 98104-1070



201105120079

Skagit County Auditor

5/12/2011 Page 1 of 4 1:48PM

AUDITOR'S COVER SHEET
(Do Not Staple)

GUARDIAN NORTHWEST TITLE CO.

DOCUMENT TITLE:	Trustee's Deed 101067-1
REFERENCE NUMBER:	Notice of Trustee's Sale Recording No. 201101110038
GRANTOR (TRUSTEE):	Ordal Trustee Services, Inc.
GRANTEE:	Centrum Financial Services, Inc.
LEGAL DESCRIPTION:	Lot 4 of Anacortes Short Plat No. 01-001, recorded January 8, 2004 under Auditor' File No. 200401080066, records of Skagit County, Washington, and being a portion of the Northwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	350125-0-1024-0700 P121423

TRUSTEE'S DEED

The GRANTOR, Ordal Trustee 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 Centrum Financial Services, Inc., GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 4 of Anacortes Short Plat No. 01-001,
recorded January 8, 2004 under Auditor' File
No. 200401080066, records of Skagit County,
Washington, and being a portion of the
Northwest ¼ of the Northeast ¼ of Section 25,
Township 35 North, Range 1 East, W.M.

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 dated 20 October 2006, recorded on 24 October 2006, under Skagit County Auditor's No. 200610240103, records of Skagit County, Washington, from Queen High Full House, L.L.C. as Grantor, to Land Title Company as Trustee, to secure an obligation in favor of Centrum Financial Services, Inc. as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$550,000 with interest thereon, according to the terms thereof, in favor of Centrum Financial Services, Inc. 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 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. Centrum Financial Services, Inc., being then the holders 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 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 11 January 2011 recorded in the office of the Skagit County Auditor, Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor File No. 201101110038.



7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the date and place of sale as at outside the main entrance of the Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, on 29 April 2011, at 9:30 o'clock 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, 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 with this Notice, which was transmitted or served to or upon the Grantor of 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 the 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.

1408
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2011

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

2598.008

3



201105120079
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5/12/2011 Page

3 of

4 1:48PM

