

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273



201105130026
Skagit County Auditor

5/13/2011 Page 1 of 5 9:42AM

TRUSTEE'S DEED

Grantor: Craig Sjostrom, Successor Trustee
Grantee: Sabine Financial Services, Inc.
Legal Description: ptn Govt. Lot 4 13-35-10
Assessor's Property Tax Parcel or Account Nos.: P45222; P45226; P45227; P45228
Reference Nos of Documents Assigned or Released: 200910050065

The GRANTOR, Craig Sjostrom, attorney at law, 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 Sabine Financial Services, Inc., GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

See attached Exhibit A

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 10th day of September, 2009, recorded on the 5th day of October, 2009, under Auditor's File No. 200910050065, records of Skagit County, Washington, from Floyd Bunner & Deborah Bunner, h/w, as Grantor, to Chicago Title Co., as Trustee, to secure an obligation in favor of Sabine Financial Services, Inc., a Delaware corporation, as Beneficiary, such Trustee having been replaced by Craig Sjostrom, Successor Trustee, per instrument dated November 24th, 2010 and recorded on November 30th, 2010 under Auditor's File No. 201011300005, records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 \$100,000.00, with interest thereon, according to the terms thereof, in favor of Sabine 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 thereby is not used principally for agricultural or farming purposes.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1423

MAY 13 2011

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

4. Default having occurred in the obligation 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, and a copy of said Notice was posted or served in accordance with law.

5. Sabine Financial Services, Inc., being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default specified in the Notice of Default not having been cured, the successor trustee, in compliance with the terms of said Deed of Trust, executed and on January 13th, 2011, 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. 201101130032.

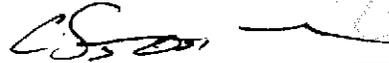
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front entrance of the Skagit County Courthouse, a public place, on Friday, the 29th day of April, 2011, at the hour of 10:00am, and in accordance with law caused copies of the statutory Notice of Trustee's 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 successor trustee caused a copy of said 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 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 default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on April 29th, 2010, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described 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 12th day of May, 2011.

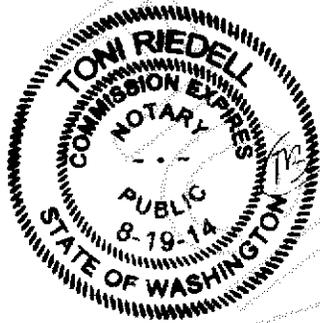

CRAIG SJOSTROM #21149
Successor Trustee


201105130026
Skagit County Auditor

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

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

GIVEN under my hand and official seal this 12 day of May, 2011.



T Riedell
NOTARY PUBLIC in and for the State of Washington,
residing at Buxton
My commission expires: 8-19-14
Name: Tom Riedell



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Skagit County Auditor

EXHIBIT "A"

PARCEL A:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the point where the West line of said lot intersects the centerline of the State Highway as the same existed on April 15, 1941;
Thence North 42° East 439 feet and 8 inches along the centerline of said highway to the true point of beginning of this description;
Thence from said point of beginning run Northeasterly along the centerline of said highway 60 feet;
Thence North 45°30' West 130 feet;
Thence Southwesterly parallel with the centerline of said highway 60 feet;
Thence South 45°30' East, 130 feet; more or less, to the point of beginning;

EXCEPT that portion thereof lying within the boundaries of the State Highway.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Lot 4 intersects the centerline of State Highway as now located;
Thence North 42°36'9" East 8 inches along the centerline of said State Highway to the true point of beginning;
Thence Northeasterly along the centerline of State Highway 70 feet;
Thence North 45.5° West 130 feet;
Thence in a Southwesterly direction parallel to the centerline of State Highway 70 feet;
Thence Southeasterly to the point of beginning;

EXCEPT State Highway.

Situated in Skagit County, Washington.



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EXHIBIT "A"
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PARCEL C:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;
Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;
Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;
Thence North 45°30'00" West, a distance of 130 feet;
Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;
Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning;

EXCEPE State Highway.

Situated in Skagit County, Washington.

PARCEL D:

That portion of Government Lot 4, Section 13, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point where the West line of said Government Lot 4 intersects with the centerline of the State Highway (SR 20), said point being 1,338 feet Southerly as measured along the West line of said Section 13, from the Northwest corner thereof;
Thence North 42°00'00" East along the centerline of said State Highway, a distance of 337.67 feet to the true point of beginning;
Thence continuing North 42°00'00" East along the centerline of said highway, a distance of 32.00 feet;
Thence North 45°30'00" West, a distance of 130 feet;
Thence South 42°00'00" West parallel to the centerline of said State Highway a distance of 32.00 feet;
Thence South 45°30'00" East a distance of 130.0 feet to the true point of beginning.

Situated in Skagit County, Washington.



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