



201105130062  
Skagit County Auditor

5/13/2011 Page 1 of 5 11:47AM

WHEN RECORDED RETURN TO:  
RAINIER FORECLOSURE SERVICES, INC.  
%SCHWEET RIEKE & LINDE, PLLC  
575 SOUTH MICHIGAN ST  
SEATTLE WA 98108  
(206) 381-0127

LAND TITLE OF SKAGIT COUNTY  
132609.P

### TRUSTEE'S DEED

The Grantor, Rainier Foreclosure Services, Inc., as the present Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to Wells Fargo Bank, Grantee, that certain real property situated in the County of Skagit, State of Washington, described as follows:

Exhibit A attached hereto

Abbreviated Legal: Ptn Blk 1, Map of LaConner & Tr. 6, Plate 18 Tidelands/LaConner

(Tax Parcel Numbers: 4123-023-000-0105 & 4129-018-006-0004)

(Property I.D. Nos: P74103 & P74455)

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between LaConner Fruit & Produce Market, LLC, as Grantor, to Wells Fargo Financial National Bank, as Trustee and Wells Fargo Bank, National Association, as beneficiary, dated January 18, 2007, recorded February 21, 2007, under Skagit County Auditor's Number 200702210050, in the records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$500,000.00 together with interest thereon according to the terms thereof, in favor of Wells Fargo Bank, National Association 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.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
#1427

MAY 13 2011

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

4. Default having occurred in the obligation 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 of sale, the 30 days advance notice of default was transmitted to the Grantor and/or his successors in interest and a copy of said notice was posted or served in accordance with law.

5. Wells Fargo Bank, being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default 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 March 16, 2001, recorded in the office of the Auditor of Skagit County, Washington, an Amended Notice of Trustee's Sale, for said property under Skagit County Auditor's No. 201103160040.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale outside the main entrance of the Skagit County Courthouse, 205 West Kincaid ST, in the City of Mount Vernon, State of Washington, a public place at 10:00 A.M. on April 29, 2011 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 caused said Notice to be 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 35th and 28th day of sale, and once between the 14th and 7th 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 each notice, which was transmitted 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 the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the 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 performed and notices to be given, as provided in Chapter 61.24 of the Revised Code of Washington.

10. The default specified in the Notice of Trustee's Sale not having been cured 11 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on April 29, 2011, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property herein above described for the sum of \$541,619.30.

DATED THIS 6 day of May, 2011.

RAINIER FORECLOSURE SERVICES, INC.  
Successor Trustee

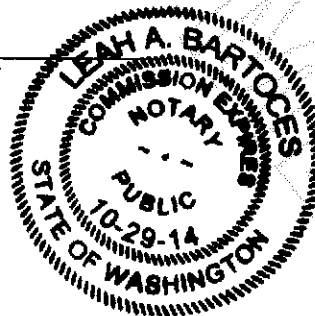
By: Paul V. Rieke  
Paul V. Rieke, Vice-President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 6 day of May, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Paul V. Rieke, to me known to be the Vice-President of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said limited liability corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Leah A. Bartoces  
Notary Public in and for the State of  
Washington, residing at AKT  
Name Printed: Leah A. Bartoces  
My commission expires: 10/29/14



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Schedule "A-1"

DESCRIPTION:

PARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block,

ALSO EXCEPTING any portion of said premises lying below the line of mean high tide,

AND ALSO EXCEPTING the following:

Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;  
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;  
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington,

EXCEPT the South 90 feet thereof.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1,

EXCEPT that portion thereof, if any, lying within tidelands.

Situate in the Town of LaConner, County of Skagit, State of Washington.



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Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "D":

All interest in harbor area Lease between the State of Washington, as lessor, and B. A. Dvorak, as Lessee, dated July 31, 1989, recorded October 15, 1993, under Auditor's File No. 9310150097, and the amendment thereto recorded October 15, 1993, under Auditor's File No. 9310150098, further described as follows:

That portion of the Harbor Area as shown on Plate 18, tide and shorelands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor, described as follows:

Beginning at the Northwest corner of Tract 6 of said Plate 18;  
thence South  $17^{\circ}42'27''$  West along the West line of said Tract 6 a distance of 108.15 feet;  
thence North  $89^{\circ}43'00''$  West a distance of 36.68 feet;  
thence North  $17^{\circ}42'28''$  East, a distance of 140.45 feet;  
thence South  $89^{\circ}43'00''$  East a distance of 36.68 feet;  
thence South  $17^{\circ}42'28''$  West a distance of 32.29 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

