

Filed at Request of:

John T. Ludlow
Hanson Baker Ludlow Drumheller P.S.
2229 - 112th Avenue NE, Suite 200
Bellevue, WA 98004-2936



201105260155
Skagit County Auditor

5/26/2011 Page 1 of 5 1:44PM

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|--|---|------------------------------|
| DOCUMENT TITLE | Trustee's Deed | GUARDIAN NORTHWEST TITLE CO. |
| REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED | 200903130167 | 101312 |
| GRANTOR | Hanson Baker Ludlow Drumheller P.S. | |
| GRANTEE | Whidbey Island Bank | |
| LEGAL DESCRIPTION | Lot 12, Harvest Edge, Skagit County, WA | |
| ASSESSOR'S PARCEL NO. | 4885-000-012-0000/P124201 | |

TRUSTEE'S DEED

The Grantor, Hanson Baker Ludlow Drumheller P.S. as present Trustee (the "Trustee") under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys without representation or warranty, expressed or implied, to **Whidbey Island Bank**, GRANTEE, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

See Exhibit A

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 **Patrick P. Burke and Darlene M. Burke, husband and wife, Sean Burke, a married man, as his separate estate and Caleb Burke a married man, as his separate estate, in indeterminate undivided interests**, as Grantor, to **North County Bank**, as Beneficiary, dated **March 10, 2009**, recorded, **March 13, 2009** as Recorder's No. **200903130167**, records of **Skagit County**, Washington. The beneficial interest in said Deed of Trust has been assigned to **Whidbey Island Bank**, ("Beneficiary") under an Assignment of Deed of Trust recorded under **Skagit County Auditor's File No. 201102150229**.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of 1 Promissory Note(s) in the sum of **\$180,000.00**, with interest thereon according to the terms thereof, in favor of the original beneficiary and to secure any other sums of money which might become due and payable under the terms of the 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, and Trustee has no actual knowledge that said property is used for agricultural or farming purposes.

4. Default having occurred in the obligation secured and/or covenants of the Grantor of the Deed of Trust 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 the Notice was posted or served in accordance with law.

5. **Whidbey Island Bank**, being then the holder or the nominee of the indebtedness secured by said Deed of Trust, delivered to said the 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 **February 15, 2011** recorded in the office of Auditor of **Skagit County**, Washington, a "Notice of Trustee's Sale" of said property under Recording No. **201102150231**.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as **Skagit County Courthouse, 205 W. Kincaid, Mount Vernon**, Washington, a public place, at 10:00 a.m. and, in accordance with the 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 the 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.

Further, included with this Notice, which was transmitted or served to or upon the Grantor, or his successor in interest, was 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 by the beneficiary, its successors or assigns, 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 RCW 61.24.

10. The defaults specified in the "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 **May 20, 2011**, the date of sale, which was not less than 190 days from the date of default in the obligation then 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 **\$152,000.00**, paid by credit bid.

11. This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning the Property and that the Trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: 5/24/11

SUCCESSOR TRUSTEE:
HANSON BAKER LUDLOW
DRUMHELLER P.S.

1587
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2011

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

By John T. Ludlow
John T. Ludlow

Hanson Baker Ludlow Drumheller P.S.
2229 - 112th Avenue NE, Suite 200
Bellevue, WA 98004-2936

Telephone: (425) 454-3374



THIS IS TO CERTIFY that on this 20th day of May, 2011, before me, a Notary public in and for the State of Washington, duly commissioned and sworn, came John T. Ludlow, personally known or having presented satisfactory evidence to be the President of Hanson Baker Ludlow Drumheller P.S. 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 on behalf of said corporation.

A circular notary seal for Susan L. Knight, a Notary Public in the State of Washington. The seal features her name "SUSAN L. KNIGHT" at the top, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. The commission expiration date "71-07-12" is printed at the bottom of the inner circle.

Susan J Knight
Print Name: SUSAN L. Knight
Notary Public in and for the
State of Washington, residing at
Buen
Expiration Date: 11-07-12



5/26/2011 Page 4 of 5 1:44PM

EXHIBIT A

LOT 12, "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.
APN #4885-000-012-0000



201105260155

Skagit County Auditor