

Filed for Record at Request of
After Recording Mail to:

Business Bank
1854 S. Burlington Blvd.
Burlington, WA 98233



201106280075
Skagit County Auditor

6/28/2011 Page 1 of 4 3:46PM

TRUSTEE'S DEED

GUARDIAN NORTHWEST TITLE CO.

Reference No.: 200809040113
Grantor: Michael D. Bohannon, as Trustee
Grantee: Business Bank
Legal Description: Section 29, Township 33, Range 4; Ptn. SE SW
Assessor's Tax Parcel No.: 330429-3-008-0208 (P17474)

100957

1ST/AM

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described ("Trustee"), in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Business Bank ("Grantee"), the real property, situated in the County of Skagit County, State of Washington, described as follows:

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 250 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THE WEST 272 FEET OF THAT PORTION THEREOF LYING EAST OF THE COUNTY ROAD ALONG THE WEST LINE OF SAID SUBDIVISION, AND EXCEPT THOSE PORTIONS CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEEDS RECORDED JULY 27, 1956 AND SEPTEMBER 30, 1968 UNDER AUDITOR'S FILE NOS. 539335 AND 718744.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE WEST 325 FEET OF THE SOUTH 275 FEET OF THE NORTH 525 FEET OF THAT PORTION OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE COUNTY ROAD.

ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 40 FEET OF THE WEST 400 FEET OF TRACT 2 OF SKAGIT COUNTY SHORT PLAT NO. 47-86, RECORDED

MARCH 18, 1987, IN BOOK 7 OF SHORT PLATS, PAGE 170, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 8703180001.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties and profits relating to such real property, including without limitation all minerals, oil, gas, geothermal and similar matters; and

TOGETHER WITH all equipment, fixtures and other articles of personal property now or hereafter owned by Grantors, and now or hereafter attached or affixed to the real property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property, and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) for any sale or other disposition of the property; and

TOGETHER WITH all of the Grantors' right, title, and interest in and to all leases, rents and profits of all of the real property. All of the above is collectively referred to as the "Secured Property".

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 August 25, 2008, recorded September 4, 2008, under Auditor's File No. 200809040113 (the "Deed of Trust"), records of Skagit County, State of Washington, from Jay R. Bowen and Cindy L. Bowen, husband and wife, ("Grantors") as grantors, to Guardian Northwest Title & Escrow, as initial Trustee, to secure an obligation in favor of Business Bank, the Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of the Note, according to the terms thereof, and to secure any other sums of money that might become due and payable under the terms of said Deed of Trust and the other Loan Documents.

3. The described Deed of Trust provides that the Secured 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 Grantors 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 Grantors, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1906

JUN 28 2011

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

5. Business Bank, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the Secured 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 May 4, 2011, recorded in the records of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said Secured Property, under recording no. 201105040068.

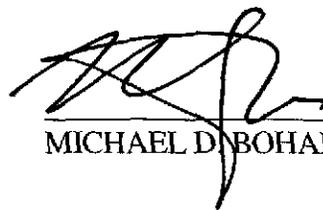
7. The Trustee, in his aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale at the main entrance of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mount Vernon, a public place on June 24, 2011, at 10:00 a.m., and in accordance with law, caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to the sale; further, the Trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date 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 Secured Property or any part thereof is situated; and further, included with this notice, which was transmitted or served to or upon the Grantors, or its successor in interest, an "Amended Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors' Deed of Trust and Note were attached. Each of the Notice of Default, Amended Notice of Trustee's Sale and Amended Notice of Foreclosure contained the notice to guarantors provided for in R.C.W. 61.24.042.

8. During foreclosure, no action was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantors' default on the obligation secured.

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 R.C.W., Chapter 61.24; and all amendments thereto.

10. The default specified in the "Amended Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 24, 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 the Grantee, the highest bidder therefore, the Secured Property, for the sum of \$356,842.52 by credit bid against the obligations secured by said Deed of Trust. Pursuant to the notices described above and to R.C.W. 62A.9A-604, the Trustee conducted such sale as a unified sale of real and personal property in accordance with the rights with respect to real property.

DATED: June 24, 2011.



MICHAEL D. BOHANNON, Trustee



201106280075

Skagit County Auditor

