



201107250092
Skagit County Auditor

7/25/2011 Page 1 of 5 1:05PM

Filed at Request of:

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

DOCUMENT TITLE	Trustee's Deed
REFERENCE NO. OF DOCUMENTS ASSIGNED/RELEASED	200612050008
GRANTOR	Hanson Baker Ludlow Drumheller P.S.
GRANTEE	Whidbey Island Bank
LEGAL DESCRIPTION	Ptn Lt 2, Sedro Acreage
ASSESSOR'S PARCEL NO.	4170-000-002-0202 P76913

1ST AM

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 **Vincent S. Thomas, Amy J. Thomas, Terry R. Rude and Lindsey J. Rude**, as Grantor, to **North County Bank**, as Beneficiary, dated **November 29, 2006**, recorded, **December 5, 2006** as Recorder's No. **200612050008**, records of **Skagit County**, Washington. The beneficial interest in said Deed of Trust was assigned to **Whidbey Island Bank** in an Assignment of Deed of Trust recorded under Recorder's No. 201103030096. NTS 201103290056

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2011

Amount Paid \$
Skagit Co. Treasurer
By Deputy

CM

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of 1 Promissory Note(s) in the sum of **\$451,750.00**, 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**, successor beneficiary to **North County 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 **March 29, 2011** recorded in the office of Auditor of **Skagit County**, Washington, a "Notice of Trustee's Sale" of said property under Recording No. **201103290056**.

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, WA 98273, 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 **July 15, 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 **\$322,000.00**, 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: 7/18/11

SUCCESSOR TRUSTEE:
HANSON BAKER LUDLOW
DRUMHELLER P.S.

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



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this 18th day of July, 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.

WITNESS MY HAND and official seal the day and year in this certificate first above written.



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



EXHIBIT A

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

The West ½ of the West ½ of Lot 2, "SEDRO ACREAGE", according to plat recorded in Volume 3 of Plats, page 35, records of Skagit County, Washington;

EXCEPT the North 5 feet thereof conveyed to Skagit County for road purposes by Deeds recorded April 16, 1973, under Auditor's File Nos. 783505 and 783506, records of Skagit County, Washington;

AND EXCEPT that portion as conveyed to the City of Sedro Woolley for street right-of-way by Deed recorded December 2, 1999, under Auditor's File No. 199912020053, records of Skagit County, Washington.

