

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON P.S.

Attn: Julie B. Hamilton  
1221 Second Avenue, Suite 500  
Seattle, WA 98101-2925



201107290147

Skagit County Auditor

7/29/2011 Page 1 of 4 3:47PM

Loan No. 010-06-10-592200  
Trustee No. 18079.042.01/JBH

5317 WILLOW FIRST AM (4) 165

101740

GUARDIAN NORTHWEST TITLE CO.

**TRUSTEE'S DEED**

<b>Grantor(s):</b>	HILLIS CLARK MARTIN & PETERSON P.S., Successor Trustee
<b>Grantee(s):</b>	PACIFIC CREST SAVINGS BANK
<b>Legal Description (abbreviated)*:</b>	A PTN OF GOV. LOT 8, 18-34-4 E W.M.
<input checked="" type="checkbox"/> Complete legal within document.	
<b>Assessor's Parcel Identification No(s)*:</b>	P26172 (xrefID: 340418-0-087-0002)
<b>Reference No. of Related Documents:</b>	200512300136
*The Assessor's Parcel Number and Abbreviated Legal Description are provided solely to comply with the recording statutes and are not intended to supplement, amend or supersede the Property's full legal description provided herein.	

The grantor hereunder, HILLIS CLARK MARTIN & PETERSON P.S., as present successor trustee (the "**Successor Trustee**") under that Deed of Trust, as hereinafter particularly described, in consideration of the property and payment, recited below, hereby grants and conveys, without warranty, to PACIFIC CREST SAVINGS BANK, grantee hereunder, the following property (collectively, the "**Property**"):

All that portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of a county road, known as Willow Lane, as granted under Auditor's File No. 415291, records of Skagit County, Washington, at a point 1,160 feet West and 185 feet South of the Northeast corner of said Government Lot 8, said point also being the Northwest corner of that certain tract previously conveyed to Clarence M.

Allen and Virginia M. Allen, husband and wife, by deed recorded under Auditor's File No. 895061, records of Skagit County, Washington;  
Thence West along the South line of said road for 160 feet to the West line of Government Lot 8; Thence South along the West line thereof for 145 feet to the North line of that certain tract previously conveyed to Mack Johnson and Eunice Johnson, husband and wife, by deed recorded under Auditor's File No. 764597, records of Skagit county, Washington;  
Thence East along the North line of said Johnson tract and easterly extension thereof to the Southwest corner of said Allen tract;  
Thence North along the West line of said Allen tract for 145 feet to the point of beginning;

EXCEPT the West 80 feet thereof;

Situate in the county of Skagit, State of Washington.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property, and all replacements and additions thereto.

### RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by (i) that certain Deed of Trust between BABBITT PROPERTIES, L.L.C., a Washington limited liability company, as grantor thereunder, ("**Borrower**"), to Land Title Company of Skagit County, as trustee, and PACIFIC CREST SAVINGS BANK, as beneficiary, ("**Beneficiary**"), dated 12/22/2005, and recorded on December 30, 2005, in the official records of Skagit County, Washington under Recording No. 200512300136 (the "**Deed of Trust**"); (ii) the security agreement and fixture filing that is included within the Deed of Trust; and (iii) the Appointment of Successor Trustee recorded in the official records of Skagit County, Washington on April 22, 2011, under Recording No. 201104220054.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original maximum principal amount of \$160,000.00 (the "**Note**") with interest thereon, according to the terms thereof, in favor of the Beneficiary, and to secure the performance of any other obligations and the payment of any other sums of money which might become due and payable under the terms of the Deed of Trust.



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3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of Borrower 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 Borrower, or the Borrower's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Beneficiary, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Successor Trustee a written request directing the Successor Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The defaults 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 April 22, 2011, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of the Property under Recording No. 201104220055 (the "*Notice of Trustee's Sale*").

7. The Successor Trustee, in its Notice of Trustee's Sale, fixed the place of sale as at the main entrance of the Skagit County Courthouse, located at 205 West Kincaid, Mount Vernon, Washington, a public place, on July 22, 2011, at 11:00 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 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 or served to or upon Borrower or Borrower's successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Borrower's Note and Deed of Trust were attached.

8. During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by said Deed of Trust in any court by reason of the Borrower's 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 notice to be given, as provided in Chapter 61.24 RCW.



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 22, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation then secured, the Successor Trustee then and there sold at public auction to PACIFIC CREST SAVINGS BANK, the highest bidder therefor, the Property hereinabove described, for the sum of 90,000.00, in partial satisfaction of the Note.

DATED this 27th day of July, 2011.

HILLIS CLARK MARTIN & PETERSON P.S.

2302  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 29 2011

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

By Julie B. Hamilton  
Successor Trustee

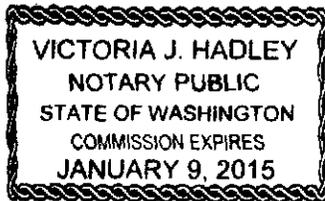
STATE OF WASHINGTON

COUNTY OF KING

} SS.

I certify that I know or have satisfactory evidence that JULIE B.HAMILTON is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the representative of HILLIS CLARK MARTIN & PETERSON P.S., a Washington professional services corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of July, 2011.



Victoria J. Hadley  
Printed Name: Victoria J. Hadley  
NOTARY PUBLIC in and for the State of Washington,  
residing at Auburn, WA.  
My Commission Expires 01/09/2015.

