



201109120055
Skagit County Auditor

9/12/2011 Page 1 of 4 2:04PM

**Filed for Record at Request of
After Recording Mail to:**

Whidbey Island Bank
P.O. Box 7001
Oak Harbor, WA 98277

TRUSTEE'S DEED

Reference No.:	200909150071	GUARDIAN NORTHWEST TITLE CO.
Grantor:	Michael D. Bohannon, as Trustee	
Grantee:	Whidbey Island Bank	<i>100230</i>
Legal Description:	Section 7, Township 34, Range 1; Ptn. Gov. Lot 5 (aka Tract "B", Short Plat No. 13-81) (Affects Parcel "B"); Section 7, Township 34, Range 2 and Ptn. Gov. Lot 5 (aka Tract "E", Short Plat 13-81) (Affects Parcel "C"),	
Tax Parcel Numbers:	340207-0-010-0207 (P20051)	
#109		

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 Whidbey Island Bank ("Grantee"), the real property, situated in the County of Skagit County, State of Washington, described as follows (the "Property"):

PARCEL B:

Tract B of SKAGIT COUNTY SHORT PLAT NO. 13-81, revised, as approved April 10, 1981, and recorded April 27, 1981 n Volume 5 of Short Plats, pages 61 and 62, under Auditor's File No. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East of the Willamette Meridian;

EXCEPT that portion of Tract B conveyed to the State of Washington by deed recorded January 2, 1998, under Auditor's File No. 9801020063, records of Skagit County, Washington.

Situate in Skagit County, Washington.

20110732
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2011

Amount Paid \$ *0*
Skagit Co. Treasurer
By *cm* Deputy

PARCEL C:

An undivided one-eight interest in Tract E of SKAGIT COUNTY SHORT PLAT NO. 13-81, revised, as approved Ap 0. 1981 and recorded April 27, 1981, in Volume 5 of Short Plats, pages 61 and 62, under Auditor's File o. 8104270038, records of Skagit County, Washington; being a portion of Government Lot 5, Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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 Grantor, 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 Grantor's right, title, and interest in and to all leases, rents and profits of all of the real property.

The real and personal property described above are referred to, collectively, as the "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 September 14, 2009, recorded September 15, 2009, under Auditor's File No. 200909150071 (the "Deed of Trust"), records of Skagit County, Washington, from Michael L. Lunz, as his separate estate, ("Grantor") as grantor, to Chicago Title Company, as initial Trustee, to secure an obligation in favor of Whidbey Island 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 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 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 to sell, the thirty day advance "Notice of Default" was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Whidbey Island Bank, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the 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 20, 2011, recorded in the records of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said Property, under recording no. 201105200048.

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 July 22, 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 ninety days before 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 Property or any part thereof is situated; and further, included with this notice, which was transmitted or served to or upon the Grantor, or its successor in interest, an "Amended Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's 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. Pursuant to statute, the date of sale was continued from July 22, 2011 to September 9, 2011.

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 Grantor's default on the obligation secured.

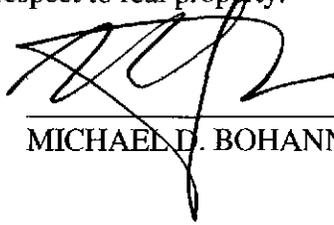
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W., Chapter 61.24; and all amendments thereto.

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 September 9, 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 Property, for the sum of \$135,000.00 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: September 9, 2011.



MICHAEL D. BOHANNON, Trustee

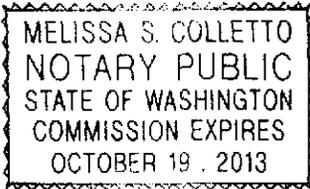
STATE OF WASHINGTON)

: ss.

COUNTY OF KITSAP)

On this 9th day of September, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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



Melissa S. Colletto
Notary public in and for the state of Washington,
residing at Poulsbo, Washington
My appointment expires: 10/19/2013

