

COVER SHEET

Return To:

Fairhaven Legal Associates, P.S.
P.O. Box 526
Burlington, Washington 98233

DOCUMENT TITLE(S)

Trustee's Deed

REFERENCE NUMBER(S)

200812300177; 200911200109 (Additional Numbers on Page 2)

GRANTOR(S)

1) David L. Day, Fairhaven Legal Associates, P.S., Trustee

GRANTEE(S)

1) Columbia Bank

LEGAL DESCRIPTION

Ptn SW 1/4 of SW 1/4, 9-34-4 E.W.M. (Aka Lot 3, SP #LU-04-091)

ASSESSORS PARCEL / TAX ID NUMBER:

340409-3-015-0800 / P125058



2011092220076
Skagit County Auditor

Filed for Record at Request of:

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2011 2826
SEP 22 2011

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

TRUSTEE'S DEED

The GRANTOR, David L. Day, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to: Columbia Bank, successor in interest to Summit Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 3, SHORT PLAT NO. LU-04-091, APPROVED SEPTEMBER 18, 2006, RECORDED SEPTEMBER 21, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200609210114, BEING A PORTION OF TRACT 3, CITY OF MOUNT VERNON SHORT PLAT NO. MV-1-79, WHICH WAS APPROVED JANUARY 15, 1979, AND RECORDED JANUARY 23, 1979, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 895203 IN VOLUME 3 OF SHORT PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34, NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH AND SUBJECT TO EASEMENTS FOR INGRESS, EGRESS, WATER PIPELINE AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. LU-04-091.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

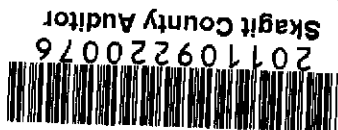
SKAGIT COUNTY

ASSESSOR'S TAX I.D. NO. 340409-3-015-0800 / P125058

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 Jay R. Bowen and Cindy L. Bowen as Grantors, Land Title Company of Skagit County, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank as Beneficiary whose successor in interest is Columbia Bank, dated December 30, 2008, recorded December 30, 2008, as No. 200812300177, in records of Skagit County, Washington and that Deed of Trust between said parties dated November 19, 2009,

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Skagit County Auditor

recorded November 20, 2009 under Auditor's File No. 200911200109.

- (2) Said Deeds of Trust were executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$320,522.33 and \$50,000.00, respectively, with interest thereon, according to the terms thereof, in favor of Summit Bank, whose successor in interest is Columbia Bank and to secure any other sums of money which might become due and payable under the terms of said Deeds of Trust.
- (3) The described Deeds of Trust provide 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 the Grantor as set forth in "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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.

- (5) Columbia Bank, successor in interest to Summit Bank, being then the holder of the indebtedness secured by said Deeds of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deeds of Trust.

- (6) The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deeds of Trust, executed and on June 9, 2011, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201106090047.

- (7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, Washington a public place, at 10:00 o'clock a.m., and in accordance with 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 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 the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Notes and Deeds of Trust were attached.

- (8) During foreclosure, no action was pending on an obligation secured by said Deeds of Trust.
- (9) All legal requirements and all provisions of said Deeds 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

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to the date of Trustee's Sale and said obligations secured by said Deeds 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 Columbia Bank, said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$374,170.36, by the partial satisfaction of the obligation then secured by said Deeds of Trust, together with fees, costs and expense as provided by statute.

DATED this 14 day of September 2011.

Trustee:

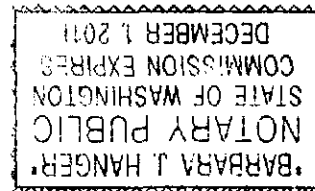
Fairhaven Legal Associates, P.S.

David L. Day
By: DAVID L. DAY - Trustee

STATE OF WASHINGTON)
) ss:
) COUNTY OF SKAGIT)

On this day personally appeared before me DAVID L. DAY, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of September, 2011.



Barbara J. Hanger
NOTARY PUBLIC for Washington.
Residing at: Mount Vernon, WA
My Commission Expires: 12/1/11



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Skagit County Auditor