



201109300072

Skagit County Auditor

9/30/2011 Page

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4 12:27PM

**Filed for Record at Request of:**

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

**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: Goss Losh Inc., GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Full Legal Description Attached as Exhibit "A"

2011 2935  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Abbreviated Legal: (A) Lot 5, Blk 1, 1<sup>st</sup> Add. To Mountain View  
(B) Ptn Gov. Lot 7, 1-34-4 E W.M.

SEP 30 2011

Assessor's Tax Parcel No.: P74932/P23327

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

**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 Right Life Inc. as Grantors, Guardian Northwest Title, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Goss Losh Inc. as Beneficiary, dated January 4<sup>th</sup>, 2010, recorded January 7<sup>th</sup>, 2010, as No. 201001070047, in records of Skagit County, Washington.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$344,895.00, with interest thereon, according to the terms thereof, in favor of Goss Losh Inc. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

- 3) The described Deed 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) Goss Losh Inc., being then the holder of the indebtedness secured by said Deed 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 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 June 13<sup>th</sup>, 2011, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201106130045.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Superior Courthouse, 205 W. Kincaid Street, 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 Deed of Trust were attached.
- 8) During foreclosure, no action 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 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 obligations secured by said Deed of Trust remaining unpaid, on September 23, 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 State Bank, said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$401,720.30, by the partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expense as provided by statute.





**EXHIBIT "A"**

PARCEL "A":

Lot 5, Block 1, "FIRST ADDITION TO THE PLAT OF MOUNTAIN VIEW," as per plat recorded in Volume 3 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the South ½ of Government Lot 7, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the North line of said South ½ of Government Lot 7, with the East line of the right of way of the Northern Pacific Railway;  
thence East 62 feet;  
thence South 6° East 190 feet to the true point of beginning of this description, said point being on the East marginal line of the County highway through the Town of Clear Lake;  
thence East 230 feet;  
thence South 48 feet;  
thence West 230 feet, more or less, to the East marginal line of said County highway;  
thence Northerly along the East line of said highway to the point of beginning,

EXCEPT THEREFROM a strip of land approximately 27 feet wide off the East side of said premises, so that the East line of the above described tract running North and South will be parallel with the center of the alley now ending on the North line of the above described tract.

Situate in the County of Skagit, State of Washington.



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