

After Recording Return To:
Bank of America, N.A.
475 Crosspoint Parkway
Getzville, NY 14068



201110200138

Skagit County Auditor

10/20/2011 Page 1 of 3 1:56PM

File No.: 7662.20983/Laugharn, Paul E.

GUARDIAN NORTHWEST TITLE CO.

97505

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Bank of America, N.A., as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 360426-2-007-0607 (P50081)

Abbreviated Legal: SECTION 26, TOWNSHIP 36, RANGE 4, PTN. SE NW

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 36 North, Range 4 East, W.M., being more particularly described as follows: Beginning at an existing iron pipe at the West 1/4 corner of said Section 26; thence North 89 degrees 50' 00" East along the South line of said Northwest 1/4 of Section 26, 1,222.65 feet to the Southwest corner of the East 99 feet of the Southwest 1/4 of the Northwest 1/4 of Section 26; thence North 0 degrees 19' 53" West along the West line of said East 99 feet, 1,211.77 feet to the South margin of the County road known as Warner Road; thence North 89 degrees 53' 45" East along said South margin, 677.26 feet to a point to be hereinafter referred to as Point "B"; thence continue North 89 degrees 53' 45" East along said South margin, 223.00 feet to an intersection with the West line of the East 520 feet of said Southeast 1/4 of the Northwest 1/4 of Section 26, said intersection to be hereinafter referred to as Point "A"; thence South 0 degrees 21' 00" East along said West line, 205.00 feet to the true point of beginning; thence South 0 degrees 21' 00" East along said West line, 1,005.79 feet to the South line of said Northwest 1/4 of Section 26; thence South 89 degrees 50' 00" West along said South line, 223.00 feet to a point that is South 0 degrees 21' 00" East from said Point "B"; thence North 0 degrees 21' 00" West, 1,006.04 feet to a point that is South 89 degrees 53' 45" West from the true point of beginning; thence North 89 degrees 53' 45" East, 223.00 feet to the true point of beginning. Together with a non-exclusive easement for ingress, egress, roadway and public and private utilities, being 60 feet width, the centerline of which is described as follows: Being at before mentioned Point "A"; thence South 0 degrees 21' 00" East, 260 feet to the terminus of said centerline. Situate in the County of Skagit, State of Washington.

RECITALS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113165
OCT 20 2011

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

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Beneficiary by that certain Deed of Trust between Paul E. Laugham, a single man, as Grantor, to PRLAP, Inc., as Trustee, and Bank of America, N.A., Beneficiary, dated 01/22/07, recorded 01/26/07, under Auditor's No. 200701260133, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$449,000.00 with interest thereon, according to the terms thereof, in favor of Bank of America, N.A. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Bank of America, N.A., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 01/13/11, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201101130061.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the 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 the 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 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 April 15, 2011, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Beneficiary, the highest bidder therefore, for the sum of \$291,600.00. Beneficiary then directed Grantor to issue this Trustee's Deed directly to Grantee.



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