



201110260063

Skagit County Auditor

10/26/2011 Page

1 of

3 12:17PM

After recording, return to:
RECONTRUST COMPANY
400 National way
SIMI VALLEY, CA 93065

Forward Tax Statements to
Address listed above

File No.: 2010 - 119962

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, RECONTRUST COMPANY, N.A., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, 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.: 340913-0-005-0209

SEE ATTACHED EXHIBIT A

PTN Lot 4 Sec 13 Township 34 N R9 E W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113224
OCT 26 2011

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between ELGIN E OLROGG AND DEBRA L OLROGG, HUSBAND AND WIFE, as Grantor, to PRLAP, INC., as Trustee, and BANK OF AMERICA, N.A., Beneficiary, dated 05/06/2003 recorded 05/12/2003, under Auditor's/Recorder's No. 200305120179, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$121,000.00 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 provides that the Property is not 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 the 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 described 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 Grantor, in compliance with the terms of the Deed of Trust, executed and on 07/15/2011, recorded in the office of the Auditor

Amount Paid \$ 0
Skagit Co. Treasurer
M Deputy

of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 201107150126.

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 St., in the city of Mount Vernon, WA, a public place, at 10:00 o'clock, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and 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 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 10/14/2011, 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 Grantee, the highest bidder therefore, for the sum of \$15,975.00(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED: 10/19/11
~~October 17, 2011~~
State of: California
County of: VENTURA

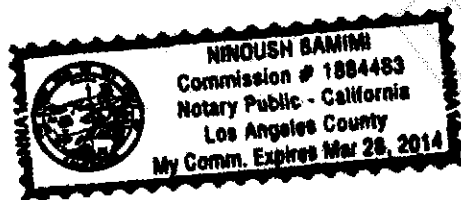
RECONTRUST COMPANY, N.A.

BY: [Signature] 10/19/11
G. Hernandez, Assistant Vice President

On OCT 19 2011 before me NINOUSH SAMIMI, notary public, personally appeared G. HERNANDEZ, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

[Signature]
NINOUSH SAMIMI



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EXHIBIT "A"

REF.: 10-0119962

THAT PORTION OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 EAST, W.M., LYING WESTERLY OF THE COUNTY HIGHWAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION ON THE NORTH LINE OF SAID GOVERNMENT LOT 4 WITH THE WESTERLY BOUNDARY OF SAID COUNTY HIGHWAY, SAID POINT BEING POINT ON CURVE OF SAID COUNTY HIGHWAY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 57°25'41" EAST, A DISTANCE OF 3,859.73 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°52'15" AN ARC DISTANCE OF 193.39 FEET;

THENCE CONTINUE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°04'26", AN ARC DISTANCE OF 72.34 FEET TO THE P.T. OF SAID CURVE;

THENCE SOUTH 36°31'00" EAST ALONG THE WEST BOUNDARY OF SAID COUNTY HIGHWAY, A DISTANCE OF 71.58 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 36°31'00" EAST ALONG THE WESTERLY BOUNDARY OF COUNTY HIGHWAY, A DISTANCE OF 415.00 FEET;

THENCE SOUTH 53°29'00" WEST, A DISTANCE OF 183.00 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF THE SAUK RIVER;

THENCE NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE, A DISTANCE OF 420.00 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 53°29'00" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 53°29'00" EAST, A DISTANCE OF 243.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 3 OF SHORT PLAT NO. 48-74, APPROVED SEPTEMBER 6, 1974.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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Skagit County Auditor