

When recorded, return to:

MICHAEL A. WINSLOW
Attorney at Law
Winser Legal Center
1204 Cleveland Avenue
Mount Vernon, Washington 98273



201112080060
Skagit County Auditor

12/8/2011 Page

1 of 3 3:57PM

TRUSTEE'S DEED

GRANTOR: Michael A. Winslow, Successor Trustee

GRANTEE: Business Bank

LEGAL DESCRIPTION:

Tract B, Mount Vernon Short Plat No. MV-13-81, approved August 28, 1981, and recorded September 1, 1981, in Volume 5 of Short Plats, page 123, under Auditor's File No. 81090100002, Records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

TAX PARCEL NO: P26242 / 340418-1-008-0006

REFERENCE NOS.: 200304010125
CONVEYANCE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2011-3729
DEC 08 2011

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

Grantor, under that Deed of Trust as hereafter described, inconsideration of the premises and payment recited below, hereby grants and conveys without warranty, to Grantee, the above described real property situated in Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between Steven K. Hollenbeck and Debbie Lou Hollenbeck, husband and wife, as Grantor, to Island Title Company as Trustee, and the Harold R. and Daphne I. Kenealy Trust, as Beneficiary, dated March 29, 2003, recorded as Skagit County Auditor's No. 200304010125, records of Skagit County, Washington. The beneficial interest in said Deed of Trust was

Trustee's Deed

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subsequently assigned to Business Bank on October 26, 2011, by Assignment of Beneficial Interest in Deed of Trust, which was recorded October 28, 2011, under Skagit County Auditor's No. 201110280069. The original Trustee was replaced by Gregory E. Thulin by instrument recorded January 22, 2010 under Skagit County Auditor's File No. 201001220032. The undersigned, Michael A. Winslow, was subsequently appointed Successor Trustee by instrument dated October 28, 2011 and recorded under Skagit County Auditor's File No. 201110280070.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$480,000.00, with interest thereon, according to the terms thereof, in favor of The Harold R. and Daphne I. Kenealy Trust, and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.

3. The Deed of Trust provides 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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. The Harold R. and Daphne I. Kenealy Trust, being the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a written request directing the Trustee or his authorized agent to sell the described 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 Trustee, in compliance with the terms of the Deed of Trust, executed, and on August 9, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale," of the property as Auditor's File No. 201108090036.

7. The Trustee, in the "Notice of Trustee's Sale," fixed the place of sale as the outside steps of the Skagit County Courthouse, 215 W. Kincaid, Mount Vernon, a public place, at 10:00 a.m. on November 18, 2011, 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 90 days before the sale. The Trustee caused a copy of the "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 sale; and included with the Notice which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's 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 the 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 11 days prior to the date of Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid, on November 18, 2011, the date of sale, which was not less than 190 days from the date of default in the

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obligation secured, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$533,401.58.

DATED: December 8, 2011.



Michael A. Winslow, Successor Trustee

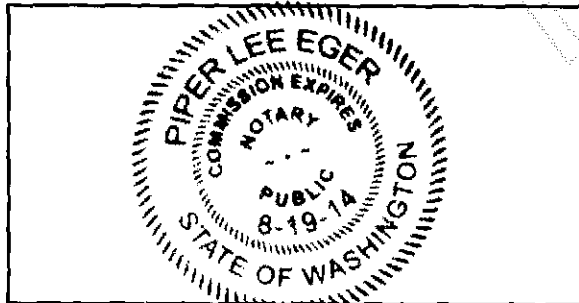
State of Washington)

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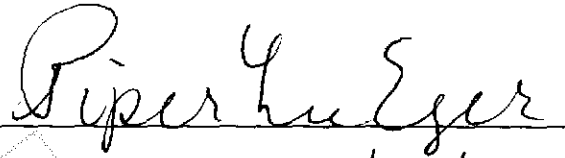
County of Skagit)

I certify that I know or have satisfactory evidence that Michael A. Winslow is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: December 8, 2011.



PLACE NOTARY SEAL IN THIS BOX



Notary Public

My appointment expires

8/19/14

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