



201201300127
Skagit County Auditor
1/30/2012 Page 1 of 7 10:46AM

After recording return to:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277

Grantor: **Jacob Cohen**
Grantee: **Valley High Investments, Inc.**
Abbreviated Legal: **Lot 1 BLA survey 200708140131 in Lots 1&2, Blk 5, Everetts 2nd
Add; Tr C of S/P SW-01-79; and ptns NE ¼ of NE ¼ of 13-35-4
EWM**

Tax Parcel No: **350413-1-008-0000; 350413-1-009-0009; 350413-1-001-0300;
350413-1-010-0204**

TRUSTEE'S DEED

The Grantor, **Jacob Cohen**, 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: **Valley High Investments, Inc.**, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

See Exhibit "A" attached hereto.

ASSESSOR'S TAX PARCEL NOS: 350413-1-008-0000; 350413-1-009-0009;
350413-1-001-0300; 350413-1-010-0204;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012194
JAN 30 2012

Amount Paid \$ *0*
Skagit Co. Treasurer
By *ham* 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 Richard B. Johnson, as Grantor, to Land Title Company, as Trustee, and Valley High Investments, Inc., as Beneficiary, dated August 1, 2007, as Auditor's File No. 200708020165 in Book __N/A__, Page __N/A__, records of Skagit County, Washington. Jacob Cohen was appointed Successor Trustee by Valley High Investments, Inc. by means of a "Beneficiary's Election to Replace the Trustee" recorded with the Skagit County Auditor on September 23, 2009 under Auditor's File No. 200909230024.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$818,942.15 with interest thereon, according to the terms thereof, in favor of Valley High Investments, 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 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 "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. Valley High Investments, 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 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 July 29, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in Book __N/A__, Page __NA__, as Auditor's File No. 201007290072. Subsequently, and pursuant to the said Notice of Trustee's Sale, the Trustee conducted a Trustee's Sale on the above-described real property at the Skagit County Courthouse on November 12, 2010, and subsequent thereto, there was a Trustee's Deed recorded conveying the real property to Valley High Investments, Inc., however, said Trustee's Deed was invalidated by the Chapter 11 Bankruptcy filing for Richard B. Johnson which occurred prior to the said Trustee's Sale. See the Declaration of Trustee Jacob Cohen re: Invalidity of Trustee's Deed recorded under Skagit County Auditor's File No. 201011150231 on November 15, 2010 for the particulars.



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After the Richard Johnson bankruptcy was dismissed, another Notice of Trustee's Sale on the above-described real property was recorded with the Skagit County Auditor on October 19, 2011 under Skagit County Auditor's File No. 201110190057.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," filed under Auditor's File No. 201110190057, fixed the place of sale as the front door of the Skagit County Courthouse, at the intersection Third and Kincaid Streets, in the City of Mount Vernon, Skagit County, Washington, a public place, at 10:00 o'clock A.M., on December 16, 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 ninety days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the 35th and 28th day and once between the 14th and 7th day preceding the time 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 Note and Deed of Trust were attached.

The Trustee's Sale set for December 16, 2011 was continued by public proclamation to 10:00 a.m. on January 20, 2012. The Trustee's Sale set for January 20, 2012 was continued by public proclamation to 10:00 a.m. on January 27, 2012 at the place described in the original Notice of Trustee's Sale.

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 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 January 27, 2012, 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 said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$1,512,311.28 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 27th day of January, 2012.


JACOB COHEN, Trustee



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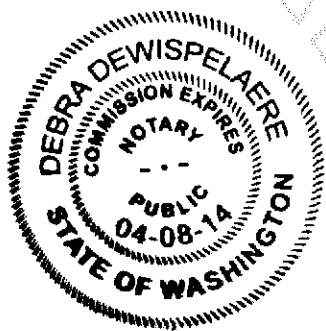
STATE OF WASHINGTON)

: ss.

COUNTY OF ISLAND)

On this day personally appeared before me **Jacob Cohen**, to me known to be the individual 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 27th day of January, 2012.



Debra Dewispelaere
Print Name: Debra Dewispelaere
NOTARY PUBLIC in and for the state of
Washington, residing at Oak Harbor
My commission expires: 4/8/2014



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EXHIBIT "A"

PARCEL "A":

P36417

Tract "C", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979, and recorded May 4, 1979, in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

P36414

The South 20 rods of the North 40 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ in Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT road;

AND EXCEPT that portion, if any, not lying within the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

P36413

The North 20 rods of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT the North 15 feet thereof reserved by the Skagit Realty Company for road purposes;

ALSO EXCEPT those portions thereof lying within the Bassett Road right of way along the East and North line thereof;

ALSO EXCEPT that certain 30 foot by 200 foot tract conveyed to Skagit County for the Bassett Road by deed recorded May 5, 1944, under Auditor's File No. 371254;

ALSO EXCEPT the right of way for State Highway No. 9 along the East line thereof.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

PARCEL "E":

P126554

That portion of the following described parcel lying East of Bassett Road:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M.,
EXCEPT that portion lying within the Bassett County Road.

TOGETHER WITH that portion of vacated Bassett County road described as follows:

Beginning at a point on the North line of said Section 13, 40.84 feet West of the Northeast corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $10^{\circ}24'$ West a distance of 712 feet;
thence North $76^{\circ}27'$ West 20.0 feet;
thence South $89^{\circ}45'$ West 20.6 feet;
thence North $13^{\circ}32'$ East 715 feet, more or less, to the point of beginning.

EXCEPT the following described tracts:

1.) Beginning at the intersection of the Northerly right of way line of Bassett Road and the West line of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 13, which point is 208 feet, more or less, North from the Southwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North along said line 390 feet;
thence East parallel with the South line of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 426 feet to the Westerly right of way line of above County road;
thence Southwesterly to the point of beginning.

2.) Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and thence run South $10^{\circ}24'$ West a distance of 1,320.2 feet to a point on the South line of the said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $89^{\circ}45'$ West along the $1/16$ line, 361.7 feet to the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $2^{\circ}45'$ West along $1/64$ line, 171.95 feet to the Southerly right of way line of the County road known as the Bassett Road;
thence along right of way line North $78^{\circ}10'$ East 180.3 feet;
thence on a curve to the left, having a radius of 282.04 feet through a central angle of $64^{\circ}38'$;
thence North $13^{\circ}32'$ East 184.5 feet;
thence North $10^{\circ}24'$ East for a distance of 712 feet to a point of intersection of North line of Section 13;
thence North $88^{\circ}44'$ East a distance of 40.84 feet to the point of beginning.

3.) Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $2^{\circ}56'15''$ West along the North and South centerline of the said Northeast $\frac{1}{4}$ a distance of 440.57 feet;
thence South $89^{\circ}45'$ West parallel with the East and West centerline of the said Northeast $\frac{1}{4}$, a distance of 201.88 feet to a point in the East line of the existing County Gravel Pit;
thence South $10^{\circ}24'$ West along said East line 447.80 feet to the East and West centerline of the Northeast $\frac{1}{4}$ of said section;
thence North $89^{\circ}45'$ East along said line 305.30 feet to the point of beginning.



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EXHIBIT "A"

PARCEL "E" continued:

4.) Beginning at the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 13;
thence South $88^{\circ}44'$ West 40.84 feet;
thence South $10^{\circ}24'$ West 597.0 feet along the West right of way line of the County road to the point of
beginning;
thence South $10^{\circ}24'$ West 115 feet;
thence North $76^{\circ}27'$ West 20.0 feet;
thence South $89^{\circ}45'$ West 30.0 feet;
thence North $32^{\circ}53'$ East 129.3 feet to the point of beginning.

5.) Beginning at the Northeast corner of said subdivision;
thence South $88^{\circ}44'$ West along the North line of said section for a distance of 662.15 feet;
thence South $2^{\circ}45'$ East a distance of 150 feet to the true point of beginning;
thence North $88^{\circ}44'$ East 133.16 feet;
thence South $2^{\circ}45'$ East 259.20 feet;
thence South $88^{\circ}44'$ West 133.16 feet;
thence North $2^{\circ}45'$ West 259.20 feet to the true point of beginning as conveyed to Skagit County Road
Department by deed recorded July 15, 1976, under Auditor's File No. 839091.

Situate in the County of Skagit, State of Washington.
(See Note #1)



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