



201201300194

Skagit County Auditor

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: Columbia Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 1, Short Plat No. LU-04-091, approved September 18, 2006, recorded September 21, 2006, under Skagit County Auditor's File No. 200609210114, being a portion of Tract 3, City of Mount Vernon Short Plat No. MV-1-79, which was approved January 15, 1979, and recorded January 23, 1979, under Skagit County Auditor's File No. 895203 in Volume 3 of Short Plats, page 65, records of Skagit County, State of Washington, being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

TOGETHER WITH AND SUBJECT TO easements for ingress, egress, water pipeline and utilities as delineated on the face of said Short Plat No. LU-04-091.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Parcel No. P125056
Account No. 340409-3-015-0600

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012204

JAN 30 2012

Amount Paid \$
Skagit Co. Treasurer
BY *mdm* 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 Mahala, Estol Wade and Mahala, Martha A. as Grantors, Land Title Company, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank, (Columbia Bank as successor in interest) as Beneficiary, dated November 26, 2008, recorded December 8th, 2008, as No. 200812080090, 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 \$316,000.00, with interest thereon, according to the terms thereof, in favor of Summit Bank, (Columbia Bank as successor in interest), 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) Summit Bank, 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 August 24th, 2011, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201108240055.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid St., 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



