



201203260094

Skagit County Auditor

3/26/2012 Page

1 of

5 3:38PM

When recorded, mail to:

**PEOPLES BANK**  
3100 WOBURN STREET  
BELLINGHAM, WA 98226  
ATTENTION: AMBER OLSON

Trustee's Sale No: 01-CM-99673

**GUARDIAN NORTHWEST TITLE CO.**



100348

**TRUSTEE'S DEED**

**1ST AM** 4527375

**THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION**, 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: **PEOPLES BANK, GRANTEE**, that real and personal property, situated in the County of **SKAGIT**, State of **WASHINGTON**, described as follows:

PTN OF SE-NW AND SW-NW OF SECTION 15, TOWNSHIP 34, RANGE 4 W.M.,  
SKAGIT COUNTY, WASHINGTON, AS MORE FULLY DESCRIBED IN EXHIBIT 'A'  
ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Tax Parcel No: 340415-2-015-0115 (P24856); 340415-2-012-0126 (P24835);  
340415-2-014-0025 (P24851).

**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 dated 4/9/2008, recorded in Auditor's/Recorder's No. 200804100134, records of SKAGIT County, Washington, from CITIPOINT CHURCH, FORMERLY KNOWN AS VIEWCREST ASSEMBLY OF GOD, A WASHINGTON NON-PROFIT CORPORATION, as Grantor, to LAND TITLE CO. OF SKAGIT COUNTY, as Trustee, in favor of PEOPLES BANK, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$3,600,000.00, with interest thereon, according to the terms thereof, in favor of PEOPLES BANK 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 the "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. PEOPLES BANK, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee 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 March 11, 2011 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 201103110085.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth 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 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 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 June 17, 2011, 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 therefore, the property hereinabove described, for the sum of \$1,000,000.00.



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DATED: 7/11/2011

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

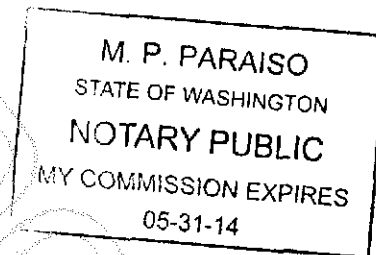
By *Deborah Kaufman*  
DEBORAH KAUFMAN, VICE PRESIDENT  
Address: 616 1st Avenue, Suite 500  
Seattle, WA 98104

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On 7/11/2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DEBORAH KAUFMAN, to me known to be the VICE PRESIDENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

*M. Paraiso*  
Notary Public residing at Seattle, WA  
Printed Name: Michelle Paraiso  
My Commission Expires: 5/31/14



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 811  
MAR 26 2012

Amount Paid \$ 0  
Skagit Co. Treasurer  
By ME Deputy



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**EXHIBIT FOR LEGAL DESCRIPTION**

Trustee's Sale No. 01-CM-99673

**EXHIBIT 'A'**

**PARCEL "A":**

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence South along the West line thereof 20 feet to the Southerly line of McLoughlin Road and the true point of beginning; thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054; thence East along the North line of said Moore parcel and said line extended 980.15 feet; thence North parallel to the West line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  666.36 feet, more or less, to the South line of McLoughlin Road; thence West along the South line to the point of beginning.

**PARCEL "B":**

The East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East, W.M.,

EXCEPT the North 20 feet thereof;

ALSO EXCEPT that portion conveyed to the State of Washington, for highway purposes by deed dated May 29, 1986, and recorded under Auditor's File No. 8610010020, records of Skagit County, Washington;

AND ALSO EXCEPT from all of the above, the South 616 feet thereof.

TOGETHER WITH a 20.00 foot wide easement for utilities over, under and across the East 20.00 feet of the West 180.00 feet of the following described tract:

Beginning at the Southeast corner of the above described subdivision; thence North  $0^{\circ}37'39''$  East 40.00 feet along the East line of said subdivision to the Northerly margin of that certain right-of-way conveyed to the State of Washington by deed recorded under Auditor's File No. 8610010020, East College Way, and being the true point of beginning; thence continue North  $0^{\circ}37'39''$  East 271.00 feet along said East subdivision line; thence North  $89^{\circ}30'17''$  West 92.00 feet parallel with the South line of said subdivision; thence North  $0^{\circ}37'39''$  East 163.00 feet; thence North  $89^{\circ}15'47''$  West 245.93 feet to the West line of said subdivision; thence South  $0^{\circ}39'20''$  West 435.04 feet along said West line to the North margin of said East College Way at a point bearing North  $89^{\circ}30'17''$  West from the true point of beginning; thence South  $89^{\circ}30'17''$  East 338.14 feet along said North margin of East College Way to the true point of beginning.

**PARCEL "C":**

The West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15, Township 34 North, Range 4 East, W.M.;



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EXCEPT State Road No. 1-G running along the South line thereof as conveyed to the State of Washington by deed recorded September 6, 1938, in Volume 175 of Deeds, page 303, records of Skagit County, Washington,

ALSO EXCEPT from the above described tract the South 626 feet thereof;

ALSO EXCEPT the North 30 feet thereof as deeded to the City of Mount Vernon in deed dated October 24, 1984 and recorded under Auditor's File No. 8412270016.

**PARCEL "D":**

A non-exclusive easement for ingress, egress and underground utilities over and across the West 30 feet of Tracts "A" and "B" of Short Plat No. MV-5-82, approved August 23, 1982 and recorded August 24, 1982 under Auditor's File No. 8208240024, in Volume 6 of Short Plats, page 10, records of Skagit County, Washington, as conveyed and set forth in that certain "Easement and Development Agreement" recorded November 30, 1982, under Auditor's File No. 8211300047.

**PARCEL "E":**

The West ½ of the Southwest ¼ of the Northwest ¼ of Section 15, Township 34 North, Range 4 East, W.M., in the County of Skagit, State of Washington,

EXCEPT the South 511 feet thereof,

EXCEPT that portion conveyed to the City of Mount Vernon by Quit Claim Deeds recorded under Auditor's File Numbers 8412270017 and 9207280047, records of Skagit County, Washington,

ALSO EXCEPT County roads,

AND ALSO EXCEPTING from the above described tract the West 177.00 feet (as measured from the East right-of-way margin of Martin Road as conveyed to the City of Mount Vernon by Quit Claim Deed recorded under Auditor's File No. 9207280047) of the South 185.00 feet thereof.

TOGETHER WITH a 20.00 foot wide easement for utilities over, under and across the South 20.00 feet of the last described exception.

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

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Together with all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all issues and profits thereon and proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.



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