

**Filed for Record at Request of
After Recording Mail to:**

Whidbey Island Bank
P.O. Box 7001
Oak Harbor, WA 98277



201204300197
Skagit County Auditor

4/30/2012 Page 1 of 3 2:14PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121209

APR 30 2012

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

TRUSTEE'S DEED

GUARDIAN NORTHWEST TITLE CO.

Reference No.: 200709240053
Grantor: Michael D. Bohannon, as Trustee
Grantee: Whidbey Island Bank
Legal Description: Section 3, Township 34, Range 2; Ptn. SE SW
Additional legal description below
Assessor's Parcel No.: 340203-3-020-0005 (P19753)

102745

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described ("Trustee"), in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank, ("Grantee"), the real property, situated in the County of Skagit County, State of Washington, described as follows:

PARCEL "A":

The North 1/2, EXCEPT the North 55 feet of the following described tract:

The West 165 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 34 North, Range 2 East, W.M.;

EXCEPT the North 40 feet thereof;

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded March 12, 1934, under Auditor's File No. 260772, records of Skagit County, Washington;

ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded March 31, 1998 under Auditor's File No. 9803310111, records of Skagit County, Washington.

PARCEL "B":

That certain tract of land in the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the certain tract of land as conveyed to Ronald Closson by Statutory Warranty Deed recorded under Auditor's File No. 8106290044, records of Skagit County, Washington; thence South 1°06'09" West along the East line of said Closson Tract 55.02 feet to the true point of beginning; thence South 1°06'09" West along said East line, 228.33 feet to the Southeast corner of Closson Tract; thence North 89°55'37" East, 39.75 feet; thence North

1°06'09" East parallel with the East line of said Closson Tract, 228.43 feet; thence South 89°46'49" West 39.75 feet to the true point of beginning.

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 such real property, including without limitation all minerals, oil, gas, geothermal and similar matters; and

TOGETHER WITH all leases, rents and profits of the real property; and

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) for any sale or other disposition of the property.

The Deed of Trust covers the above-described real property and personal property, together with and inclusive of the improvements and fixtures thereon and all leases, rents, issues and profits therefrom and thereon (collectively, the "Property").

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 ("Deed of Trust") recorded on September 24, 2007, under recording no. 200709240053, records of Skagit County, Washington, from Maurer Enterprises, Inc., a Washington corporation, ("Grantor"), as grantor, in favor of Land Title Company, as initial Trustee, and Whidbey Island Bank (the "Beneficiary"), as beneficiary. The Deed of Trust secures all of Borrower's obligations under that certain Promissory Note made and delivered by Borrower in favor of and payable to Beneficiary dated September 18, 2007, in the original principal amount of \$170,997.00 ("Note"). The Beneficiary is the owner and holder of the Note and the other obligations secured by the Deed of Trust and is entitled to enforce the same.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of the Note, according to the terms thereof, and to secure any other sums of money that might become due and payable under the terms of said Deed of Trust and related loan documents.

3. The described Deed of Trust provides that the Property conveyed therein is not used principally for agricultural 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 by both U.S. first-class and certified mail to the Grantor, or its successor in interest, and a copy of said Notice was posted on the real Property in accordance with law, all more than thirty days before the mailing, posting and recording of the Notice of Trustee's Sale described below.

5. Whidbey Island Bank, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the 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 January 17, 2012, recorded in the records of Skagit County, Washington, a "Notice of Trustee's Sale" of said Property, under recording no. 201201170093.

7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale at the Skagit County Courthouse, located at 205 W. Kincaid Street, in the City of Mount Vernon, a public



