

Filed for Record at Request of:

Fairhaven Legal Associates
P.O. Box 523
Burlington, WA 98233



201208080078
Skagit County Auditor

8/8/2012 Page 1 of 3 1:48PM

REFERENCE NUMBER OF RELATED DOCUMENT:	201003310081
GRANTOR:	Fairhaven Legal Associates
GRANTEE:	Columbia Bank
ABBREVIATED LEGAL DESCRIPTION:	17 & 18, Blk 2, Baker
ASSESSOR'S TAX PARCEL NUMBER:	(P70510) (P70511)

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:

PARCEL "A":

Lot 18, Block 2, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington.

EXCEPT the South 5 feet thereof.

Situate in the Town of Concrete, County of Skagit, State of Washington.

PARCEL "B":

The South 85 feet of Lot 17, Block 2, "BAKER," as per plat recorded in Volume 3 of Plats, page 63, records of Skagit County, Washington.

EXCEPT the South 5 feet thereof.

Situate in the Town of Concrete, County of Skagit, State of Washington.

Assessor's Tax/Parcel No.s: 4048-002-018-0002 - P70511 // 4048-002-017-0102 - P70510
More commonly known as: 45909 Main Street, and 7296 Baker Street Ave, Concrete, WA 98237.

TRUSTEE'S DEED - 1
TRUSDEED.DTF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122402
AUG 08 2012

Amount Paid \$0
Skagit Co. Treasurer
By *MAM* 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 Cheryl A. Pitts and Harold V. Pitts 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 as Beneficiary, dated March 30, 2010, recorded March 31, 2010, as No. 201003310081, 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 \$360,000.06, with interest thereon, according to the terms thereof, in favor of Summit 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 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) Columbia Bank, successor in interest to 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 March 6, 2012, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201203060050.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Superior Courthouse, 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 Foreclosure" in substantially the statutory form, to which copies of the Grantor's Notes 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 notice 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 obligations secured by said Deed of Trust remaining unpaid, on August 3, 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 Columbia Bank, said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$201,154.00, by the partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expense as provided by statute.

DATED this 8 day of August 2012.

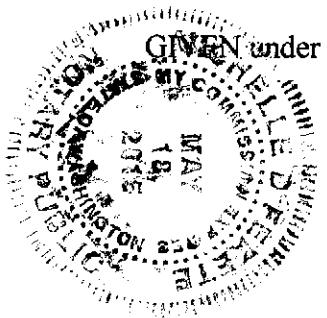
Trustee: Fairhaven Legal Associates, P.S.

David L. Day
 By: DAVID L. DAY - Trustee

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

On this day personally appeared before me DAVID L. DAY, to me known to be the individuals 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 8 day of August, 2012.



Michelle D. Fenwick
 NOTARY PUBLIC for Washington.
 Residing at: Anacortes, WA
 My Commission Expires: 5/18/2015

TRUSTEE'S DEED - 3
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