

Filed for Record at Request of:

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



201210120024
Skagit County Auditor

10/12/2012 Page

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5 10:17AM

REFERENCE NUMBER OF RELATED DOCUMENT: 200706200156
GRANTOR: David L. Day of Fairhaven Legal Associates
GRANTEE: Nelson Living Trust
ABBREVIATED LEGAL DESCRIPTION: Ptn, Lot 7 Referee's Plat and Ptn, Lot 1 In 14-35-1 E WM
ASSESSOR'S TAX PARCEL NUMBER: P31291

TRUSTEE'S DEED

The GRANTOR, David L. Day of Fairhaven Legal Associates, 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:

See attached Legal Description

Assessor's Tax Parcel No.: P31291

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 Nelson Living Trusts as Grantors, Chicago 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 June 19, 2007, recorded June 20, 2007, as No. 200706200156, 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 \$675,000.00, with interest thereon, according to

TRUSTEE'S DEED - 1
TRUSDEED.DTF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123225

OCT 12 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By *hlm* Deputy

the terms thereof, in favor of Summit Bank, (Columbia Bank successor in interest to 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 June 18, 2012, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201206180203.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse located at 205 W. Kincaid Street, 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 September 28, 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 \$534,197.19, 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 28th day of September 2012.

Trustee: Fairhaven Legal Associates, P.S.

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

STATE OF WASHINGTON)

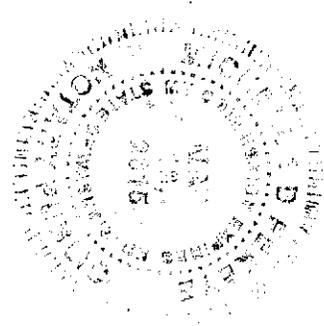
) ss:

COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 28th day of September, 2012, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared David L. Day to me known to be the President of Fairhaven Legal Associates, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that said individual was authorized to execute said instrument.

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

Michelle D. Fisher
NOTARY PUBLIC for Washington.
My Commission Expires: 5/18/2015



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EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That part of the West 50 feet of the East 70.72 feet of Tract 7, lying South of the County Road, all in REFEREE'S PLAT OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, LOT 1, SECTION 13, LOTS 1 AND 2, SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

Also tidelands of the second class to the line of mean low tide, situate in front of and between the East and West line of said premises extended.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Part of Government Lot 1, Section 14, Township 35 North, Range 1 East, W.M., described as that part of the West 10 feet of the East 20.72 feet of subdivision 7, of the REFEREE'S PLAT OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, LOT 1, SECTION 13, LOTS 1 AND 2, SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., lying South of the County road.

Also tidelands of the second class, extending to the line of mean low tide, lying in front of and abutting on the above described uplands.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Government Lot 1, Section 14, Township 35 North, Range 1 East, W.M., described as follows:

The West 4.28 feet of Tract 6, lying South of the County road, and the East 10.72 feet of Tract 7, lying South of the County road, all in REFEREE'S PLAT OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, LOT 1, SECTION 13, LOTS 1 AND 2, SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH tidelands of the second class to the line of mean low tide, lying in front of and abutting on the above described uplands.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"

DESCRIPTION CONTINUED:

PARCEL "D":

That portion of Government Lot 1, Section 14, Township 35 North, Range 1 East, W.M., described as follows:

The East 10 feet of the West 14.28 feet of Tract 6, lying South of the County road, all in REFEREE'S PLAT OF THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 11, LOT 1, SECTION 13, LOTS 1 AND 2, SECTION 14, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

TOGETHER WITH tidelands of the second class to the line of mean low tide, lying in front of and abutting on the above described uplands.

Situate in the County of Skagit, State of Washington.



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