



201210150147

Skagit County Auditor

10/15/2012 Page 1 of 3 2:11PM

Filed for Record at Request of:

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

REFERENCE NUMBER OF RELATED DOCUMENT: 200901050131
GRANTOR: David L. Day, Fairhaven Legal Associates
GRANTEE: Columbia Bank
ABBREVIATED LEGAL DESCRIPTION: Lot 5, Rev. SP 119-77; Ptn SE 1/4 of NW 1/4,
12-35-4 E W.M.
ASSESSOR'S TAX PARCEL NUMBER: 350412-2-010-0203; P36288

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":

Tract 5 of 5-acre Parcel Map known as Revised Short Plat No. 119-77, as approved December 13, 1977, and recorded December 15, 1977, in Volume 2 of Short Plats, page 165, under Auditor's File No. 870419, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across a 60 foot strip of land as delineated on 5-Acre Parcel Map known as Revised Short Plat No. 119-77, as approved December 13, 1977, and recorded December 15, 1977, in Volume 2 of Short Plats, page 165, under Auditor's File No. 870419, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 35 North, Range 5 East, W.M.

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123269

OCT 15 2012

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

Situate in the County of Skagit, State of Washington.

Assessor's Tax/Parcel No.s: 350412-2-010-0203 / P36288

More commonly known as: 7302 Union Square Ln., Sedro Woolley, WA 98284

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 December 29, 2008, recorded January 5, 2009, as No. 200901050131, in records of Skagit County, Washington between Jerry L. Spurgeon and Marilyn L. Spurgeon as Grantors, Land Title Company of Skagit County, as Trustee, which Trustee has been succeeded by DAVID L. DAY of Fairhaven Legal Associates, P.S., and Summit Bank, as Beneficiary, which Beneficiary has been succeeded in interest by Columbia Bank.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of said promissory Note(s) in the sum of \$183,842.40, with interest thereon, according to the terms thereof, in favor of Summit Bank, which Beneficiary has been succeeded in interest by Columbia 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 "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, 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 July 3, 2012, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property, as No. 201207030047.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 205 West 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

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