



201212310155
Skagit County Auditor

12/31/2012 Page 1 of 3 2:15PM

Return Address:

LPSL Corporate Services, Inc.
Successor Trustee
Attn: Gregory R. Fox
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338

TRUSTEE'S DEED

GRANTOR: LPSL CORPORATE SERVICES, INC.
GRANTEE: WASHINGTON FEDERAL
ABBREV. LEGAL DESCRIPTION: Lots 1-9, Anacortes SP-05-006; Ptn Gov. Lot 1 & NE 1/4 of SE 1/4, 22-35-1 E W. M.
TAX PARCEL NUMBER(S): 350122-4-001-0001 (P130297); 350122-4-001-0002 (P130298); 350122-4-001-0003 (P130299); 350122-4-001-0004 (P130300); 350122-4-001-0005 (P130301); 350122-4-001-0006 (P130302); 350122-4-001-0007 (P130304); 350122-4-001-0008 (P130305); 350122-4-001-0009 (P130306)
AFFECTED DOCUMENTS: 200907210092; 201208080079; 201209210060

6569239
1ST AM ③/74

The Grantor, LPSL Corporate Services, Inc., as Successor Trustee under that certain Deed of Trust hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Washington Federal, as Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lots 1-9, inclusive, City of Anacortes Short Plat No. SP-05-006, recorded September 21, 2010, under Auditor's File No. 201009210052, being a portion of Section 22, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conveyed to the Successor Trustee pursuant to that certain Deed of Trust ("Deed of Trust") dated July 15, 2009, and recorded July 21, 2009 in the Official Records of Skagit County, Washington under instrument number 200907210092, from Vintage Investments, Inc., a Washington corporation, as Grantor under said Deed of Trust ("Grantor"), to Westward Financial Services Corporation, as Trustee, to secure an obligation in favor of Horizon Bank, as Beneficiary. The Deed of Trust and the obligation secured thereby were assigned to Washington Federal by the Federal Deposit Insurance Corporation receivership of Horizon Bank, as memorialized by an

Assignment of Deed of Trust, Mortgages and Other Loan Documents dated August 8, 2012, and recorded on August 8, 2012 in the Official Records of Skagit County, Washington under instrument number 201208080079.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the stated principal amount of \$300,000, together with interest thereon according to the terms thereof (the "Note") in favor of the Beneficiary of the Deed of Trust, 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 obligation 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 makes operative the power to sell, the 30-day advance Notice of Default was transmitted to the Grantor, or its successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The Beneficiary, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor Trustee to sell the described premises.

6. The default specified in the "Notice of Default" not having been cured, the Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on September 21, 2012, recorded in the Official Records of Skagit County, Washington under instrument number 201209210060, a "Notice of Trustee's Sale" of said property.

7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse, 205 West Kincaid, Mount Vernon, Washington, a public place, on the 21st day of December, 2012, at the hour of 10:00 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 posted prior to 90 days before the sale; further, the Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on November 19, 2012, and once again on December 10, 2012, in a legal newspaper in the county in which the property or any part thereof is situated; and further, included with the Notice, which was transmitted to or served upon the Grantor or its successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the promissory 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 eleven days prior to the sale date and said obligation secured by said Deed of Trust remaining unpaid on December 21, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$368,877.20 in full satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expenses as provided by statute.

DATED: December 27, 2012.

LPSL Corporate Services, Inc.
Successor Trustee

2012-4287
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2012

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

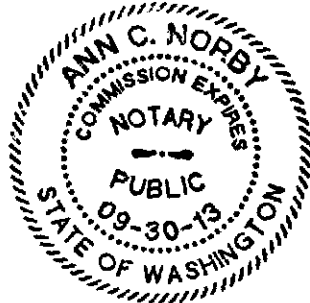
By: [Signature]
Gregory R. Fox, its Vice President

Address:
LPSL Corporate Services, Inc.
1420 Fifth Avenue, Suite 4100
Seattle, Washington 98101-2338
Phone: (206) 223-7000

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Gregory R. Fox is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of LPSL Corporate Services, Inc. to be his free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED: December 27, 2012.



[Signature]
Print Name: Ann C. Norby
NOTARY PUBLIC for the State of
Washington, residing at Seattle
My appointment expires: 09-30-13

