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P.O. BOX 5226
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131037

MAR 27 2013

By *mem* *SD*
Skagit County Treasurer
Deputy


201303270058
Skagit County Auditor
3/27/2013 Page 1 of 3 10:22AM

DOCUMENT TITLE: **TRUSTEE'S DEED**

REFERENCE NUMBER OF RELATED DOCUMENT: **201211150112**

GRANTOR(S): **Laughlan H. Clark, Trustee**

GRANTEE(S): **North Coast Credit Union**

ABBREVIATED LEGAL DESCRIPTION: **Ptn SW 1/4 of NW 1/4, 5-34-5 E W.M.**

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER(S): **P105833**

TRUSTEE'S DEED

The GRANTOR, LAUGHLAN H. CLARK, 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: NORTH COAST CREDIT UNION, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

A portion of the East 462.00 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 34 North, Range 5 East W.M., described as follows:

Beginning at the Southeast corner of Skagit County Short Plat No. 52-73 as recorded May 6, 1974, in Volume 1 of Short Plats, page 51, records of Skagit County, Washington; thence North $00^{\circ}24'49''$ West parallel with the East line of said Short Plat, for a distance of 579.37 feet to the true point of beginning; thence along said East line, for a distance of 421.22 feet to the South line of the County road known as Old Day Creek Road; thence North $48^{\circ}27'58''$ East along said South line, for a distance of 113.96 feet to the beginning of a tangent curve of 606.62 foot radius, concave Southeasterly; thence Northeasterly through a central angle of $32^{\circ}17'31''$, for a distance of 341.89 feet; thence South $00^{\circ}22'47''$ East, for a distance of 636.62 feet; thence South $89^{\circ}17'37''$ West, for a distance of 391.32 feet to the East line of said Short Plat and the true point of beginning.

Situate in the County of Skagit, State of Washington.

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 Albert L. Taylor and Kathy M. Taylor, as Grantor, to First American Title Co Of Skagit Co as Trustee, and North Coast Credit Union, as Beneficiary, dated April 13, 2005, recorded April 26, 2005, under Auditor's File No. 200504260215, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$352,000.00 with interest thereon, according to the terms thereof, in favor of North Coast Credit Union 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 provided that the real property conveyed therein is not used principally for agriculture or farming 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his/her successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. North Coast Credit Union being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described 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 November 15, 2011, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's file No. 201211150112.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed that place of sale as Skagit County Courthouse, a public place, at 10:00 a.m. on March 22, 2013, and in accordance with law caused copies of the statutory "Notice of Trustee Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to 120 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or his/her successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's 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 and notices to be given.



10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 22, 2013, 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 said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$351,231.57 by credit bid in satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 25 day of March, 2013.

TRUSTEE:

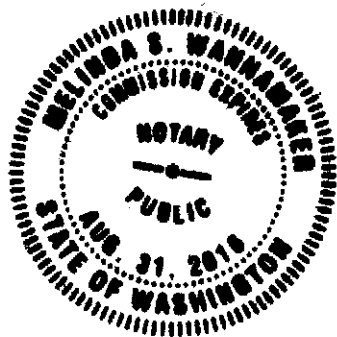


LAUGHLAN H. CLARK
Attorney at Law
1700 "D" St.
Bellingham WA 98225

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that Laughlan H. Clark is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 25, 2013



NOTARY PUBLIC in and for the
State of Washington.
My Commission expires 8-31-16

