

RECORDING REQUESTED BY:

Matthew A. Goldberg, Esq.
Assayag Mauss, LLP
2018 - 156th Ave. NE, Suite 100
Bellevue, WA 98007



201309060052

Skagit County Auditor

\$74.00

9/6/2013 Page

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3 12:17PM

WHEN RECORDED MAIL TO:

Matthew A. Goldberg, Esq.
Assayag Mauss, LLP
2018 - 156th Ave. NE, Suite 100
Bellevue, WA 98007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133648

SEP 06 2013

LAND TITLE OF SKAGIT COUNTY

145761-F

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

TRUSTEE'S DEED

MATTHEW A. GOLDBERG, ESQ., ASSAYAG MAUSS, LLP, the Grantor ("Grantor"), as Successor Trustee ("Trustee"), under that Deed of Trust as hereinafter described, in consideration of the premises and payment recited below, HEREBY GRANTS AND CONVEYS, without warranty, to Union Bank, N.A., successor-in-interest to the FDIC as Receiver for Frontier Bank ("Grantee"), the real property situated in Skagit County, State of Washington, legally described as follows ("Property"):

LOTS 11 AND 12, EXCEPT THE SOUTH 4 FEET OF LOT 12, BLOCK 68,
"AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS
PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE
OF WASHINGTON.

*The Property or its address is commonly known as 418 Anacortes Avenue, Burlington, WA 98233
The identification numbers for the Property are P71764 and 4076-068-012-0004.*

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between Babbitt Properties, L.L.C., as Grantor, to Land Title Company of Skagit County, as the original Trustee, and Frontier Bank, as the original Beneficiary, dated May 27, 2008, and recorded May 28, 2008, as Recording No. 200805280094, in the records of Skagit County, Washington. The Deed of Trust was assigned to Union Bank, N.A., successor-in-interest to the FDIC as Receiver for Frontier Bank, as evidenced by the Assignment of Deed of Trust recorded on

or about April 10, 2013 as Recording No. 201304100023. Union Bank duly appointed Matthew A. Goldberg, Esq., of Assayag Mauss, LLP, as Successor Trustee.

2. The Deed of Trust was executed to secure, together with other undertakings, a Promissory Note ("Note") in the original sum of \$137,193.37, with interest thereon, according to the terms thereof, in favor of Frontier Bank, and to secure any other obligations and/or sums of money that might become due and payable under the terms of the Deed of Trust. Union Bank is the currently holder of the Note.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Because an event of default occurred with respect to the obligations and/or covenants of the Grantor under the Deed of Trust, on April 12, 2013, a Notice of Default was transmitted to the Grantor, or any successor-in-interest, and the Guarantor(s). On April 17, 2013, a copy of the Notice of Default was posted in a conspicuous place on the Property or served upon the occupants and/or tenants in accordance with RCW 61.24.

5. Union Bank, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a request directing the Trustee to sell the Property in accordance with the law and the terms of the Deed of Trust.

6. The default(s) specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and, on May 23, 2013, recorded in the official records of Skagit County, Washington, a Notice of Trustee's Sale as Recording No. 201305230113.

7. The Notice of Trustee's Sale fixed the place of sale at 205 West Kincaid Street, Mt Vernon, WA 98273, on August 23, 2013, and, in accordance with RCW 61.24, the Trustee caused copies of the Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto, on May 23, 2013, and either posted or served, on May 22, 2013, the Notice of Trustee's Sale at least ninety (90) days before the sale. Further, the Trustee published a copy of the Notice of Trustee's Sale in a legal newspaper in the county wherein the Property is situated, once between the 35th and 28th day prior to the sale date and once between the 14th and 7th day prior to the sale date. Further, the Notice of Trustee's Sale was transmitted or served to or upon the Grantor under the Deed of Trust, or any successor-in-interest, accompanied by a Notice of Foreclosure substantially similar to the statutory form, on May 23, 2013 to which copies of the Grantor's Note and Deed of Trust were attached. Additionally, a Notice to Residents was mailed to the tenants and/or occupants, on May 23, 2013, and either posted or served on May 22, 2013, in accordance with RCW 61.24.143.

8. During the process of foreclosing on the Deed of Trust under RCW 61.24, no action was pending related to the obligations to Union Bank secured by the Deed of Trust.

9. All legal requirements and all provisions of the Deed of Trust have been satisfied and/or observed as to acts to be performed and notices to be given, as provided in RCW 61.24.



10. The default(s) specified in the Notice of Trustee's Sale not having been cured by eleven (11) days before the date of the Trustee's Sale, and the obligation secured by the Deed of Trust remaining unpaid, on August 23, 2013, the date of sale, which was not less than one hundred ninety (190) days from the date of default in the obligation secured, the Trustee then and there sold the Property at public auction to the Grantee, the highest bidder therefor, by credit bid, representing partial satisfaction of the debt owed to Union Bank in the amount of \$116,250.00.

11. Words and expressions used herein shall be applicable according to the context thereof and without regard to the number or gender of such words or expressions.

DATED: September 4, 2013

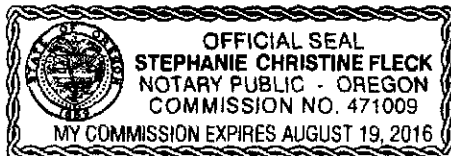
ASSAYAG MAUSS, LLP

By: Matthew A. Goldberg
Matthew A. Goldberg, Esq., solely in his capacity
as Successor Trustee

STATE OF OREGON)
) ss.
County of Clackamas)

I certify that I know or have satisfactory evidence that Matthew A. Goldberg, Esq., is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

Dated: September 4, 2013.



Stephanie Fleck
Stephanie Fleck
Notary Public in and for the State of Oregon
My Appointment Expires: 8/19/16