

AFTER RECORDING RETURN TO:
Rainier Foreclosure Services, Inc.
c/o Schweet Linde & Coulson, PLLC
575 S. Michigan Street
Seattle, WA 98108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133825
SEP 18 2013

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

Re: Grandview North, LLC

TRUSTEE'S DEED



Skagit County Auditor
9/18/2013 Page

1 of 3 3:49PM

\$74.00

CHICAGO TITLE
620 018507

The GRANTOR, Rainier Foreclosure Services, Inc., a Washington Corporation, 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: Union Bank, N.A., as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Frontier Bank, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 2, BINDING SITE PLAN NO. MV-01-03BSP, RECORDED JUNE 17, 2003, UNDER AUDITOR'S FILE NO. 200306170129, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, PLAT OF MOUNT VERNON ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF THE ABANDONED BELLINGHAM AND SKAGIT RAILWAY ADJACENT THERETO.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.
(Tax Parcel No. P120593/8045-000-002-0000)

the postal addresses of which are more commonly known as:

425 Commercial Street, Mount Vernon, WA 98273

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 Grandview North, LLC, a Washington Limited Liability Company, as Grantor, Land Title Company of Skagit County, as original Trustee, and Frontier Bank, as Beneficiary, dated April 27, 2004, and recorded April 29, 2004, as Skagit County Auditor's No. 200404290105.

2. Said Deed of Trust was executed: (a) to secure, together with other undertakings, the payment of a promissory note, from Grandview North, LLC, as maker, in the original principal sum of \$1,545,000.00, with interest thereon, according to the terms thereof in favor of Frontier Bank and now held by Union Bank, N.A., successor in interest to the Federal Deposit Insurance Corporation, as Receiver of Frontier Bank; and (b) 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 which by the terms of the Deed of Trust made operative the power to sell, a thirty-day advance "Notice of Default" was transmitted to the Grantors, and a copy of said Notice was posted or served in accordance with law.

5. Union Bank, N.A., as successor in interest to the Federal Deposit Insurance Corporation, as Receiver for Frontier 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 law and the term 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 11, 2013 recorded in the office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property, as Skagit County Auditor's No. 201306110102.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale on September 13, 2013, inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, Mt. Vernon, WA 98273, State of Washington, a public place, at 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 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 32nd and 28th day before the date of sale, and once between the 11th and 7th 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 Grantors, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the 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 prior to the 11th day before the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 13, 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 \$1,023,000.00.

DATED: September 17, 2013.

RAINIER FORECLOSURE SERVICES, INC.



By: _____
Thomas S. Linde, its Vice President



201309180105

Skagit County Auditor

\$74.00

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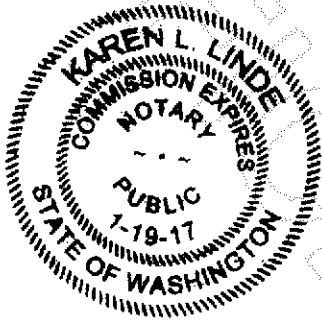
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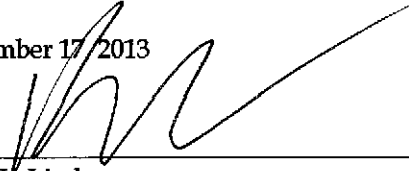
3 3:49PM

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared THOMAS S. LINDE, to me known to be the Vice President of RAINIER FORECLOSURE SERVICES, INC., the corporation that executed the 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 he is authorized to execute the said instrument.

Given under my hand and official seal on September 17, 2013





Karen L. Linde
Notary Public in and for the State of Washington
Residing at: Seattle
My commission expires: January 19, 2017

