



Skagit County Auditor
5/19/2014 Page

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\$74.00
3:07PM

WHEN RECORDED MAIL TO:

Assayag Mauss, LLP
Three Centerpointe Drive, Ste. 190
Lake Oswego, OR 97035

LAND TITLE OF SKAGIT COUNTY

145195.F

Document Title(s) (for transactions contained therein): Notice of Discontinuance of Trustee's Sale
Reference Number(s): 200510140178 201403140089
Grantor(s) Assayag Mauss, LLP, solely in its capacity as Successor Trustee
Grantee(s) Babbitt Properties, LLC
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) PTN GOV. LOT 7, 30-35-5 E W.M.
Assessor's Property Tax Parcel/Account Number P40397

NOTICE OF DISCONTINUANCE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington, Chapter 61.24.090

Reference is made to that certain Deed of Trust dated September 29, 2005, recorded October 14, 2005, under Auditor's File No. 200510140178, in the records of Skagit County, Washington, from Babbitt Properties, L.L.C., an inactive Washington limited liability company, as Grantor, to Land Title Company, as Trustee, to secure an obligation in favor of Frontier Bank, as Beneficiary. The beneficial interest in the Deed of Trust is now held by Union Bank, N.A., successor-in-interest to the FDIC as Receiver of Frontier Bank. The Deed of Trust secures the following-described real property, situated in Skagit County, Washington ("Property"), to-wit:

THAT PORTION OF THE EAST 80 FEET OF THE WEST 320 FEET OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING NORTHERLY OF SOUTH SKAGIT HIGHWAY NO. 360 AS CONVEYED TO SKAGIT COUNTY BY DEED DATED AUGUST 20, 1948, RECORDED MARCH 18, 1949, UNDER AUDITOR'S FILE NO. 429114,

EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE FORMER PUGET SOUND AND CASCADE RAILWAY COMPANY RIGHT OF WAY CONVEYED TO SAID COMPANY BY DEED DATED JULY 27, 1912, RECORDED JULY 29, 1912, UNDER AUDITOR'S FILE NO. 93312 IN VOLUME 90 OF DEEDS, PAGE 350, SUBSEQUENTLY CONVEYED BY SAID COMPANY TO SKAGIT COUNTY BY DEED DATED JULY 31, 1946, RECORDED OCTOBER 27, 1947, UNDER AUDITOR'S FILE NO. 410435,

ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 7, AND THE NORTH LINE OF THE SOUTH SKAGIT HIGHWAY NO. 360; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SOUTH SKAGIT HIGHWAY A DISTANCE OF 83.01 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUE NORTHEASTERLY ALONG THE NORTH LINE OF SAID SOUTH SKAGIT HIGHWAY A DISTANCE OF 83.01 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 7 TO THE SKAGIT RIVER; THENCE WESTERLY ALONG THE SKAGIT RIVER TO A POINT THAT BEARS NORTH 0°14'43" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°14'43" EAST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Address: 24543 S Skagit Highway, Sedro-Woolley, WA 98284

Property ID: P40397 and 350530-0-029-0203



