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Skagit County Auditor

\$74.00

5/19/2014 Page

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WHEN RECORDED MAIL TO:

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

LAND TITLE OF SKAGIT COUNTY

145792-F

Document Title(s) (for transactions contained therein):

Notice of Discontinuance of Trustee's Sale

Reference Number(s):

200311200103

201403140090

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

P40396

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 November 20, 2003, recorded November 20, 2003, under Auditor's File No. 200311200103, 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 of Skagit County, 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 240 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 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 SAID 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 CONTINUED 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: 24525 S Skagit Highway, Sedro-Woolley, WA 98284

Property ID: P40396 and 350530-0-029-0104



The undersigned Successor Trustee hereby discontinues that certain Trustee's Sale set by the Notice of Trustee's Sale recorded on March 14, 2014, under Auditor's File No. 201403140090 in the records of Skagit County, Washington. This discontinuance shall not be construed as waiving any breach or default under the aforementioned Deed of Trust or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions, or obligations thereof, but is and shall be deemed to be only an election, without prejudice, not to cause the sale to be made pursuant to the aforementioned Notice of Trustee's Sale.

DATED: May 9, 2014

ASSAYAG MAUSS, LLP, solely in its capacity
as Successor Trustee

By: Amc C Bizzano
Allison C. Bizzano, Attorney

State of Oregon)
) ss.
County of Clackamas)

On May 9, 2014, before me, Sharon Younts, a notary public, personally appeared Allison C. Bizzano, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as an Attorney of Successor Trustee, and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the States of Oregon and Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sharon M Younts
Sharon Younts
Notary Public in and for the State of Oregon

