

Filed for Record at Request of:

Darren R. Krattli  
EISENHOWER & CARLSON, PLLC  
1201 Pacific Avenue, Suite 1200  
Tacoma, WA 98402



201506010145

Skagit County Auditor

\$75.00

6/1/2015 Page

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4 3:21PM

**Document Title:** Trustee's Deed  
**Grantor:** Eisenhower & Carlson, PLLC  
**Grantee:** Columbia State Bank  
**Legal Description:** PTN NW 1/4 OF NE 1/4, 17-35-6 E W.M. (AKA PTN LOTS 2 & 3, SP #1-86, AF #8701230021  
**Reference No. DOT:** 200904170135  
**Reference No. NOTS:** 201407070111; 201407170084  
**Tax Parcel No.:** 35061710020500 (aka P107765)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015/09/09  
JUN 01 2015

Amount Paid \$ 10  
Skagit Co. Treasurer  
By [Signature] Deputy

**TRUSTEE'S DEED**

The Grantor, Eisenhower & Carlson, PLLC, the successor trustee under the Deed of Trust, as hereinafter particularly described, hereby grants and conveys, WITHOUT WARRANTY, WHERE IS, AS IS, to: Columbia State Bank, Grantee, that real property situated in Skagit County, Washington, to wit:

**See attached Exhibit A for full legal description**

Recitals:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said trustee by to that certain Deed of Trust dated April 16, 2009 and recorded on April 17, 2009 with the Skagit County Auditor under Recording No. 200904170135, records of Skagit County (referred to herein as "Deed of Trust"), from Elijah J. Winn, as Grantor, to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Columbia State Bank, successor in interest to the FDIC, as receiver for Summit Bank, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$149,540.12 with interest thereon, according to the terms thereof, in favor of Columbia State Bank, successor in interest to the FDIC, as receiver for Summit Bank, 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 provides the real property conveyed herein is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and 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 successor in interest, and a copy of said Notice was posted upon the premises in accordance with law.

5. Columbia State Bank, successor in interest the FDIC, as receiver for Summit Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said trustee a request directing said trustee to sell the described property in accordance with law and under the terms of said Deed of Trust.

6. The default specified in the "Notice of Default" not having been cured, the trustee, in compliance with the terms of said Deed of Trust, executed on July 1, 2014, and recorded on July 7, 2014, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 201407070111; and an "Amended Notice of Trustee's Sale" executed on July 15, 2014 and recorded on July 17, 2014, in the office of the Auditor of Skagit County, Washington, under recording No. 201407170084.

7. The trustee, in his aforesaid "Amended Notice of Trustee's Sale" fixed the place of sale as the Skagit County facility located at 205 W. Kincaid, Mount Vernon, Washington, a public place, at 10:00 a.m. on October 17, 2014, thence continued to December 5, 2014, and in accordance with law, caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all other persons entitled thereto and posted on the premises ninety days before the sale; further, the trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the 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 upon the Grantor or his 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 to be given, as provided by Chapter 61.24 RCW.

10. This Trustee's Deed is subject to any applicable redemption rights afforded the United States under federal law.

11. The default specified in the "Amended Notice of Trustee's Sale" not having been cured eleven days prior to the date for Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on December 5, 2014, 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 \$93,280.14.

DATED this 16<sup>th</sup> day of June, 2015

EISENHOWER & CARLSON, PLLC  
Successor Trustee

By: 

Darren R. Krattli, Member  
Address: 1201 Pacific Avenue, Suite 1200  
Tacoma, WA 98402  
Phone: (253) 572-4500


STATE OF WASHINGTON )

COUNTY OF PIERCE ) ss.

On this 1st day of June, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Eisenhower & Carlson, PLLC by and through Darren R. Krattli, Member, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above-written.

ANGELA D. TRACY  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
02-19-19

  
Name: Angela D. Tracy  
Notary Public in and for the State of  
Washington, residing at: Puyallup, WA  
My Appointment Expires: 2/19/19

**Exhibit A – Legal Description**

Those portions of Lots 2 and 3 of Lyman Short Plat No. 1-86, recorded in Volume 7 of Short Plats, page 163, lying in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 2;  
thence South  $81^{\circ}41'58''$  West along the North line thereof, a distance of 279.45 feet;  
thence South  $08^{\circ}18'02''$  East, a distance of 130.00 feet to the South line of said Lot 2;  
thence South  $88^{\circ}24'52''$  East, a distance of 252.98 feet to the East line of said Lot 3;  
thence North  $01^{\circ}35'08''$  East along the East line of Lots 2 and 3, a distance of 176.05 feet to the point of beginning of this description.  
(Also known as Revised Lot 2 of Lyman Short Plat No. 1-86).

TOGETHER WITH an easement for utility purposes over, under and across a 10 foot strip of land. Said 10 foot strip of land to be the Southerly 5 feet of Revised Tract 4 of Lyman Short Plat No. 1-86, and the Northerly 5 feet of Revised Tract 3 of Lyman Short Plat No. 1-86.

Situate in the County of Skagit, State of Washington.