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05/16/2018 12:31 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for Record at Request of:

John A. Shultz
Shultz Law Offices
127 E. Fairhaven Avenue
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
~~2018-2018~~
MAY 16 2018

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

TRUSTEE'S DEED

The GRANTOR, John A. Shultz of Shultz Law Offices, 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 Columbia State Bank, as GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

THAT PORTION OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE
NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.;
THENCE WEST 636 FEET;
THENCE NORTH AT RIGHT ANGLES 280.5 FEET;
THENCE EAST AT RIGHT ANGLES 5 RODS;
THENCE NORTH AT RIGHT ANGLES 40 FEET;
THENCE EAST 553.5 FEET;
THENCE SOUTH AT RIGHT ANGLES TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

The subject Real Property is commonly known as 19104 Kanako Lane, Mount Vernon, Washington, 98274, and legally referenced as APN/Parcel ID(s) P16577 and 330409-0-003-0005.

RECITALS:

- 1) This Conveyance is made pursuant to the powers, including the power of sale, conferred Trustee's Deed - 1

upon said Trustee by that certain Deed of Trust, and any modification thereof, between Victor L. Benson and Linda C. Benson, as Grantors, Land Title Company, as Trustee, which Trustee has been succeeded by John A. Shultz of Shultz Law Offices, and Summit Bank, as Beneficiary, dated March 10, 2008, recorded March 11, 2008, under Auditor's File No. 200803110127, in records of Skagit County, Washington.

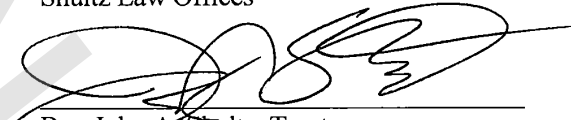
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of that certain Promissory Note referenced therein and in the sum of \$250,000.00, with interest thereon, according to the terms thereof, in favor of Summit Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
- 3) The described Deed of Trust provides 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 as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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 or served in accordance with law.
- 5) Columbia State Bank, as successor in interest to Summit 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 the law and the terms 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 July 24, 2017, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, under Auditor's File No. 201707240173.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale on the steps in front of the South entrance to the Skagit County Courthouse, 205 W Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m. on November 3, 2017, 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 thirty-fifth and twenty-eighth day before the sale and once between the fourteenth and seventh 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 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) Thereafter by public proclamation and notice, and in accordance with law, the undersigned Trustee continued the sale from November 3, 2017 to December 15, 2017, when the

property hereinabove described was sold at public auction.

- 9) During foreclosure, no action was pending by Beneficiary to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.
- 10) All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice to be given as provided in Chapter 61.24 RCW.
- 11) The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on December 15, 2017, 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 Columbia State Bank, said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$100,000.00, by the partial satisfaction of the obligation then secured by said Deed of Trust, together with fees, costs and expense as provided by statute.

DATED this 19th day of December 2017.

Shultz Law Offices

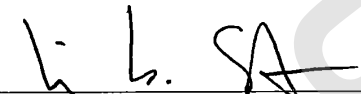

By: John A. Shultz, Trustee

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

On this day personally appeared before me JOHN A. SHULTZ, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of December 2017.




NOTARY PUBLIC for the State of Washington
Residing at: Blaine
My Commission Expires: 12/11/2020