

Return Address:

Robert R. Rowley  
Robert R. Rowley, P.S.  
PO Box 11766  
Spokane, WA 99211-1766

Trustee Sale Guarantee No.  
FILE NO: 232365.002



**202009080171**

09/08/2020 12:46 PM Pages: 1 of 5 Fees: \$22.00  
Skagit County Auditor

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### APPOINTMENT OF SUCCESSOR TRUSTEE

*Loan Servicer / Escrow Company: ALLEGRO 28862*

*Reference No.: 201906040057*

*Grantor(s): STEVEN N. SQUIRES*

*Beneficiary(ies): CRESCENT HEIGHTS CAPITAL LLC*

*Successor Trustee: ROBERT R. ROWLEY, P.S.*

*Legal Description (abbrev.): S36, T36N, R2E, Ptn Govt's Lot 3, 5 & 6 & NE SW*

*Assessor's Tax Parcel ID#: P47495, 360236-0001-0007; P47496, 360236-3-002-0006; P47450, 360236-0-011-0001; P47446, 360236-0-008-0006*

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That STEVEN N. SQUIRES (collectively "GRANTOR"), FORD & DALTON, PS. ("TRUSTEE"), and CRESCENT HEIGHTS CAPITAL LLC ("BENEFICIARY") under that certain trust deed dated May 31, 2019, and recorded on June 4, 2019, in the records of SKAGIT County, Washington, under Auditor's File No. 201906040057 regarding the following described property, to-wit:

SEE ATTACHED. S36, T36N, R2E, Ptn Govt's Lot 3, 5 & 6 & NE SW  
(commonly known as 11286 Samish Island Road, Bow, WA 98232)

The undersigned, who is the present beneficiary under said trust deed, desires to appoint a new trustee in the place and stead of the trustee named above:

*Robert R. Rowley*

APPOINTMENT OF SUCCESSOR TRUSTEE - 1

NOW, THEREFORE, in view of the premises, the undersigned hereby appoints Robert R. Rowley, P.S., 7 S. Howard St., Ste. 218, Spokane, WA 99201, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and affixed hereunto by its duly authorized officers.

DATED this 31 day of August, 2020.

CRESCENT HEIGHTS CAPITAL LLC

JONATHAN FERRAIUOLO  
ITS MANAGER

STATE OF WASHINGTON )  
 ) ss  
County of Spokane )

On this 31<sup>st</sup> day of August, 2020, before me, the undersigned, a notary public in and for the State of Washington, appeared JONATHAN FERRAIUOLO, to me known to be a Manager of the CRESCENT HEIGHTS CAPITAL LLC, the limited liability company that executed the foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of the corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



Deborah J. Taes  
NOTARY PUBLIC for Washington State  
Residing at Spokane County.  
My commission expires 01-15-23

**EXHIBIT "A"**  
**Property Description**

**Closing Date:** \_\_\_\_\_, 20\_\_

**Borrower(s):** Steven Squires

**Property Address:** 11286 Samish Island Road, Bow, WA 98232

**PROPERTY DESCRIPTION:**

**Parcel A:**

That portion of Government Lot 3 and the Northeast ¼ of the Southwest ¼ in Section 36, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of Government Lot 3 of said Section 36; thence North 1°31'00" West along the West line of said Government Lot 3, a distance of 374.94 feet to a point on a curve on the South line of the Samish Island County Road No. XXXXIII, at which point the tangent to the curve bears North 79°15'23" East; thence Northeasterly along said 2°57'13" curve to the left, having a radius of 1939.86 feet, a distance along the arc of 34.12 feet; thence North 78°15'00" East along the Southerly side of said County road, a distance of 813.17 feet; thence along a 22°20'22" curve to the right having a radius of 256.48 feet, a distance along the arc of 162.01 feet; thence South 24°26'36" East, at right angles to said curve, a distance of 10.00 feet to a point on a curve, at which point the tangent to said curve bears South 65°33'24" East; thence Southeasterly along said 21°30'03" curve to the right, having a radius of 265.48 feet, a distance along the arc of 168.30 feet; thence South 29°22'15" East, a distance of 27.89 feet to a point in the centerline of Siwash Slough; thence along the centerline of Siwash Slough South 41°09'57" West, a distance of 133.76 feet; thence South 5°14'04" West, a distance of 373.92 feet; thence South 47°32'53" West, a distance of 251.73 feet; thence South 75°20'08" West, a distance of 484.24 feet; thence South 9°54'09" West, a distance of 282.67 feet; thence South 41°56'57" West, a distance of 115.71 feet; thence South 46°13'40" West, to the West line of the said Northeast ¼ of the Southwest ¼; thence North along said West line to the point of beginning.

EXCEPT that portion conveyed to Skagit County by deed recorded March 15, 1973, under Auditor's File No. 781932.

TOGETHER WITH that portion of Government Lot 5 in the Northwest ¼ of the Southwest ¼ of Section 36, Township 36 North, Range 2 East, W.M., lying Northeasterly of the Government Meander line and Northerly of Siwash Slough.

EXCEPT dike and ditch rights of way.

**Parcel B:**

PROPERTY DESCRIPTION

That portion of Government Lots 3, 5 and 6; and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); all in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Commencing at a point on the East line of Government Lot 7 in said Section 36, which point bears N 1°35'00" W, a distance of 1051.16 feet from the South Quarter (S 1/4) corner of said Section 36;  
 thence S 89°23'00" W a distance of 1003.20 feet to a point on the Government Meander line along the West side of said Section 36;  
 thence along said Government Meander Line on the following courses and distances:  
 N 21°25'57" W, a distance of 92.45 feet;  
 N 63°10'57" W, a distance of 354.19 feet;  
 N 2°40'57" W, a distance of 154.56 feet;  
 N 43°40'57" W, a distance of 12.63 feet to a point on the Southwesterly extension of the centerline to an existing drainage ditch and the True Point of Beginning;  
 thence continuing N 43°40'57" W along said Government Meander Line, a distance of 67.87 feet to a point in the centerline of Siwash Slough;  
 thence N 46°13'40" E along the centerline of said Siwash Slough, a distance of 392.03 feet;  
 thence N 41°56'57" E, a distance of 115.71 feet;  
 thence N 9°54'09" E, a distance of 282.67 feet;  
 thence N 75°20'08" E, a distance of 484.24 feet;  
 thence N 47°32'53" E, a distance of 231.73 feet;  
 thence N 5°14'24" E, a distance of 373.92 feet;  
 thence N 41°09'57" E, a distance of 155.02 feet;  
 thence N 67°50'00" E, a distance of 115.56 feet to a point on the Westerly line of that certain tract conveyed to Floyd G. Squires Sr. by J.T. Squires Sr. recorded November 29, 1939, in Volume 178 of Deeds, Page 345, Records of Skagit County, Washington and filed under Auditor's File No. 319462;  
 thence S 6°36'27" W along the Westerly line of the aforementioned tract, a distance of 82.50 feet;  
 thence S 71°53'33" E, a distance of 290.40 feet;  
 thence N 76°25'29" E, a distance of 33.15 feet;  
 thence N 21°30'33" W, a distance of 146.08 feet to a point on the Government Meander Line along the East side of said Section 36;  
 thence S 31°23'33" E along said Government Meander Line; a distance of 388.21 feet;  
 thence S 35°53'33" E, a distance of 582.52 feet;  
 thence S 49°23'33" E, a distance of 114.74 feet to a point on the Northeasterly extension of the centerline to said existing drainage ditch, and which point bears N 74°27'18" E, a distance of 2201.37 feet from the True Point of Beginning;  
 thence S 74°27'18" W along said drainage ditch centerline and the Southwesterly and Northeasterly extensions thereof, a distance of 2201.37 feet to the True Point of Beginning.

EXCEPT therefrom the County Road, now known as Samish Island Road, which runs through

PROPERTY DESCRIPTION

said Government Lots 3 and 6 and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 36.

AND EXCEPT that portion conveyed to Skagit County for road by deed recorded April 24, 1973, under Auditor's File No. 783970.

AND EXCEPTING from said premises any dike or ditch rights of way.

Situate in the County of Skagit, State of Washington.