



**202203210100**

03/21/2022 01:52 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**Filed for Record at Request of:**

John A. Shultz  
Shultz Law Offices PLLC  
317 S 2<sup>nd</sup> Street, Suite 101  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**MAR 21 2022** 2022-1112

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

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**TRUSTEE'S DEED**

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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, Padilla Financial LLC, Mountain Pacific Bank, and Padilla Bay LLC, as GRANTEE and as tenants in common in their respective percentage interests (21.4%, 30%, 33.4%, and 15.2%, respectively), and in accordance with the terms of that certain Amendment to Loan Participation Agreements, dated July 20, 2010, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL "M":

THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 9,  
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT RIGHTS-OF-WAY, IF ANY, OF DIKING DISTRICT NO. 3 AND SKAGIT  
COUNTY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "N":

THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 9,  
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.,

EXCEPT RIGHTS-OF-WAY, IF ANY, OF DIKING DISTRICT NO. 3 AND SKAGIT  
COUNTY; ALSO EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

*# P16589*

Trustee's Deed - 1

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 100 FEET; THENCE WEST 28 RODS; THENCE SOUTH 83.5 FEET; THENCE WEST TO THE RIGHT-OF-WAY OF THE DIKE OF THE GRANTEE; THENCE SOUTH ONE ROD; THENCE EAST TO THE PLACE OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

The subject Real Property is commonly known as a portion of the Saratoga Passage View C.A.R.D., as certified under that certain long plat, PL-06-0107, recorded under Auditor File Number 200906100089 (Tax parcel numbers: P16589, P16590, P16591, P126339, and P126340).

RECITALS:

- 1) This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust, and any modification thereof, between Victor L. Benson, Linda C. Benson, and Victor L. Benson, Successor Trustee of the Benson Family Trust dated June 5, 2000, as Grantors, First American Title Company, as Trustee, which Trustee has been succeeded by John A. Shultz of Shultz Law Offices, and Summit Bank, as Beneficiary, dated December 27, 2006, recorded December 29, 2006, under Auditor's File No. 200612290183, in records of Skagit County, Washington, and rerecorded April 4, 2007, under Auditor's File No. 200704040005, 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 \$2,500,000.00, 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, and Padilla Financial LLC, Mountain Pacific Bank, and Padilla Bay LLC, as assignees under said Deed of Trust and the Note referenced therein, 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. 201707240172.

Trustee's Deed - 2

- 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 October 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, Padilla Financial LLC, Mountain Pacific Bank, and Padilla Bay LLC, said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$125,000.00, 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 16th day of March 2022.

Shultz Law Offices PLLC



By: John A. Shultz, Trustee

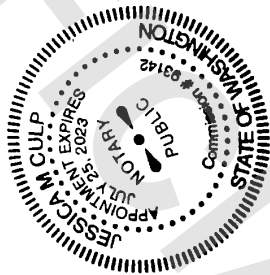
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Trustee's Deed - 3

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 16 day of March 2022.



John A. Shultz  
NOTARY PUBLIC for the State of Washington  
Residing at: Skagit Co.  
My Commission Expires: 7-25-23