

Filed for Record at Request of
After Recording Mail to:
Whidbey Island Bank
PO Box 7001
Oak Harbor, WA 98277



200504040102
Skagit County Auditor

4/4/2005 Page 1 of 2 11:43AM

CHICAGO TITLE ICG33077 ✓

TRUSTEE'S DEED

Reference Number: 200204120090
Grantor: Michael D. Bohannon, Trustee
Grantee: Whidbey Island Bank
Legal Description: Ptn. NE NW, Sec 17, T35N, R6EWM
Tax Parcel Number: 350617-0-074-0013

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank, Grantee, the real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the Northeast Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at a point 960 feet South and 700 feet West of the Northeast corner of said Northeast Quarter of the Northwest Quarter; Thence South 100 feet; Thence West 100 feet; Thence North 100 feet, Thence East 100 feet to beginning.

Situated in Skagit County, Washington.

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 between Troy Robinson, as Grantor, to Michael D. Bohannon, as Trustee, and Whidbey Island Bank as Beneficiary, dated April 4, 2002, and recorded April 12, 2002, as Auditor's File No. 200204120090, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note, according to the terms thereof, in favor of Whidbey Island Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and
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 obligation secured and/or 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 made operative the power to sell, the thirty day advance "Notice of Default" was transmitted to the Grantor, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Whidbey Island 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 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 December 2, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200412020128.

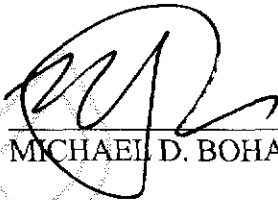
7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid St., Mount Vernon, State of Washington, a public place on March 18, 2005 at 9:30 a.m., and in accordance with law, caused copies of the statutory "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 35th and 28th day before the date of sale, and once between the 14th and 7th 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 their successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Deed of Trust was attached.

8. During foreclosure, no action was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

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 in R.C.W., Chapter 61.24; and all amendments thereto.

10. The default specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 18, 2005, 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 \$53,401.00 by credit bid against the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

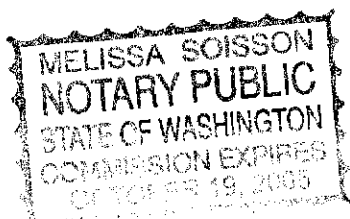
DATED: March 28, 2005.

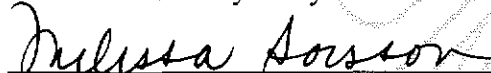

MICHAEL D. BOHANNON, Trustee

STATE OF WASHINGTON)
: ss.
COUNTY OF KITSAP)

On this 28th day of March, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

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




Melissa Soisson
Notary public in and for the state of Washington,
residing at Bainbridge Is., Washington
My appointment expires: 10/19/05

1563
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2005

Amount Paid \$ 
By  Skagit Co. Treasurer Deputy

