

UNOFFICIAL

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KATHY HILL
SKAGIT COUNTY AUDITOR

AFTER RECORDING RETURN TO:

Name William R. Allen
Address 504 East Fairhaven, Suite 201
City, State, Zip Burlington, WA 98233

99 JUN 25 10:24

RECORDED _____ FILED _____
REQUEST OF _____

9906250031

Abbrev. Leg. Lots 2 & 3 Replat of Assessors Plat of Ashland Addn No. 1;
Ptn. of Sec. 27, T34N, R2E, WM
Tax Account Nos. R78305, R78306, R20798
Grantor: Allen, William
Grantee: Bates, Verlin

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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 VERLIN E. BATES, a single man, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

For full legal description, see EXHIBIT A, which is attached hereto and by this reference incorporated herein.

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust dated August 3, 1998, recorded August 4, 1998, under Auditor's File Number 9808040127, records of Skagit County, Washington, from David L. Fernando, as Grantor(s), to Chicago Title Insurance Company, as Trustee, to secure an obligation in favor of Verlin E. Bates, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$200,000.00, with interest thereon, according to the terms thereof, in favor of Verlin E. Bates, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural purposes.

BatesTrusteeDeed

9906250031

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4. Default having occurred in the obligations 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 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 served or posted in accordance with law.

5. Verlin E. Bates, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 March 18, 1999, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 9903180126.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the lobby of the Skagit County Courthouse, 206 West Kincaid Street, Mount Vernon, Washington, a public place, at 10:00 O'Clock 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 90 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 date of sale, and once between the fourteenth and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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 in Chapter 61.24 RCA.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 25, 1999, the date of sale, which was not less than 190 days from date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$229,483.36, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

BatesTrusteeDeed

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EXHIBIT A

PARCEL A:

Lot 2, REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NUMBER 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, page 44, records of Skagit County, Washington;

PARCEL B:

Lot 3, REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NUMBER 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, page 44, records of Skagit County, Washington;

PARCEL C:

That portion of the Northeast Quarter of the Northwest Quarter of Section 27, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the Snee-Oosh County Road and the South line of said Northeast Quarter of the Northwest Quarter, said point being the Northwest corner of Lot 2, REPLAT OF ASSESSOR'S PLAT OF ASHLAND ADDITION, DIVISION NUMBER 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington, being a replat of that certain plat recorded in Volume 10 of Plats, page 44; thence East along the South line of the subdivision, a distance of 400 feet to the Northeast corner of said Lot 2; thence North, parallel to the East line of said County road, a distance of 100 feet to the Southeast corner of Lot 3, Replat of Assessor's Plat of Ashland Addition, Division Number 1, according to the plat thereof recorded in Volume 13 of Plats, page 1, records of Skagit County, Washington; thence West, parallel to the South line of said subdivision, a distance of 400 feet to the East line of the County Road, said point also being the Southwest corner of said Lot 3; thence South along the East line of said road 100 feet to the point of beginning;

Situate in Skagit County, Washington.

- END OF EXHIBIT "A". -