



199909220098

Kathy Hill, Skagit County Auditor

9/22/1999 Page 1 of 4 2:33:45PM

WHEN RECORDED MAIL TO

WHIDBEY ISLAND BANK
ATTN: SHERRY
P. O. BOX 990
OAK HARBOR WA 98277

LAND TITLE COMPANY OF SKAGIT COUNTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

P-89657

Trustee's Sale No. 01-WB-16837

Loan No. 919041012 COMM

TRUSTEE'S DEED

The GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, 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: WHIDBEY ISLAND BANK, GRANTEE, that real property, situated in County of SKAGIT, State of Washington, described as follows:

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, WA, AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

TAX PARCEL NO. 4212-000-003-0003/4212-000-002-0004/340227-2-002-0001

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 dated July 7, 1998, recorded in Vol 1838 of Deeds of Trust, page 0285 under Auditor's File No. 9807090047, of SKAGIT County, Washington, from DAVID L. FERNANDO, AS HIS SEPARATE PROPERTY, as Grantor, to ISLAND TITLE COMPANY, as Trustee, and WHIDBEY ISLAND BANK, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$143,289.02 with interest thereon, 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.
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. 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 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 June 18, 1999, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel ---, Page/Frame ---, as No. 9906180082.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA, a public place, at 10:00 AM, 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-second and twenty-eighth day before the date of sale, and once between the eleventh 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. 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 RCW.



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10. The defaults 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 September 17, 1999, 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 therefor, the property hereinabove described, for the sum of \$159,338.91 (cash) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

DATED: September 17, 1999

31600
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 22 1999

Amount Paid \$
By Skagit Co. Treasurer
Deputy

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

BY


CHRIS REBUHN, ASSISTANT VICE PRESIDENT
Address: 720 SEVENTH AVENUE, SUITE 400
SEATTLE WA 98104

STATE OF Washington

COUNTY OF KING

SS.

On September 17, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CHRIS REBUHN to me known to be the ASSISTANT VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.  Notary Public in and for the State of Washington, residing at 

My commission expires 3-9-02



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JULIE A. BLUE
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 3-09-02

01-WB-16837

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:

1417 Snee Oosh RD
P78304 4212-001-003 0003
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:

P20798 340227-2-002-0001
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;

16205 Snee Oosh RD.
Situate in Skagit County, Washington.



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