

WHEN RECORDED RETURN TO
Name Ronald L. Weiss
Address 1059-D State Avenue
City, State, Zip Marysville, WA 98270
10/21/1999 Page 1 of 3 3:44:56PM
Kathy Hill, Skagit County Auditor
199910210075



FIRST AMERICAN TITLE CO.
TRUSTEE'S DEED
56575

THE GRANTOR Ronald L. Weiss, 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 Ocean Ridge Holdings, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE EXHIBIT "A" ATTACHED

Tax parcel number 350409-1-002-1018

Ptn: SC4 twp 35 N 24 E 4E

RECIPIENTS: IF ID State parcel subdivision No 131-78 Valleyview Estates DIV IV

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 Christopher Munstie & Wilma Munstie, as Grantors, to First American Title, as Trustee, and Ocean Ridge Holdings, as Beneficiary, dated January 19, 1998, recorded January 23, 1998, as No. 9801230084, in Volume 1757, Page 553, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$14,195.32 with interest thereon, according to the terms thereof, in favor of Ocean Ridge Holdings 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. Ocean Ridge Holdings, Ltd. 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 August 30, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Re-Notice of Trustee's Sale of said property, as No. 199908300097.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Superior Courthouse, 315 West Kincaid Street, City of Mount Vernon, State of Washington, a public place, at ten 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published 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; 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.

10. The defaults specified in the "Re-Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 15, 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 \$22,450.03 (cash) (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 this 18th day of October, 1999.

Ronald L. Weiss, Trustee



STATE OF WASHINGTON)
(ss.
COUNTY OF SNOHOMISH)
I hereby certify that I know
or have satisfactory evidence
that Ronald L. Weiss signed
this instrument and acknowl-
edged it to be his free and
voluntary act for the uses and
purposes mentioned in this
instrument.
DATED: 10-18-99
Rose Austin
Notary Public in and for the
State of Washington, residing
at Yonah Valley, ID.
My appointment expires 03-25-03

32057
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
OCT 21 1999
Amount Paid \$
By: [Signature]
Skagit County Treasurer
Deputy

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Tract 10 of that certain 5 Acre Parcel Subdivision No. 131-78, entitled "VALLEY VIEW ESTATES, DIVISION NO. IV", approved August 6, 1979, and recorded August 7, 1979, under Auditor's File No. 7908070055, in Volume 3 of Short Plats, Page 156, records of Skagit County, being a portion of the Northeast 1/4 of Section 9, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities running along the East side of Tract 11 of Short Plat No. 118-77, approved September 9, 1977, and recorded September 14, 1977, in Volume 2 of Short Plats, Pages 116 and 117, under Auditor's File No. 864719, records of Skagit County; ALSO TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities, running along the West side of Tract 1 of Short Plat No. 120-77, approved September 9, 1977 and recorded September 15, 1977, in Volume 2 of Short Plats, Pages 120 and 121, under Auditor's File No. 864776, records of Skagit County; ALSO TOGETHER WITH a non-exclusive easement primarily 60 feet in width for ingress, egress and utilities as delineated on the face of Short Plat No. 128-78, approved December 8, 1978, and recorded December 8, 1978, in Volume 3 of Short Plats, Page 49, under Auditor's File No. 892764, records of Skagit County, and entitled "VALLEY VIEW ROAD", ALSO TOGETHER WITH a non-exclusive easement 30 feet in width adjacent to the Easterly line of Tract 1 of said Short Plat No. 128-78, and North of the South line of said Tract 1 produced East and Southerly of the Southerly line of Tract 9 of said Short Plat No. 128-78, produced Southwesterly, all as delineated on the face of Short Plat Nos. 118-77, 120-77 and 128-78; AND ALSO TOGETHER WITH a non-exclusive easement primarily 60 feet in width for ingress, egress and utilities over and across Tract "A" of said Short Plat No. 131-78, and as delineated on the face of said Short Plat, and entitled "ROCKY RIDGE LANE AND CLIFFSIDE LANE."

EXHIBIT A



199910210075