

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
NOV 3 1999
Amount Paid \$
By Skagit Co. Treasurer
Deputy

Assessor's Property Tax Parcel Account Number(s): 3904-000-056-0004
Additional parcel numbers located on page

Legal Description:
1. Abbreviated form: LOT 56 DEWEY BEACH ADD NO 4
2. Additional legal description is on pages of Document

GRANTEE(S)
1. BRR, INC.; DAVE & SUZIE RAINES, husband and wife;
DREW ANDERSON & ALICE ANDERSON, husband and wife;
Additional names on page of Document

TRUSTEE
1. LUKINS & ANNIS PS

Reference numbers of related documents: 9602160110, 9708150043, 9907130005, 9908100011, 9910120074
Additional reference numbers on Volume: , Page: _____
TRUSTEE'S DEED
FIRST AMERICAN TITLE CO.
58524

Filed for Record at Request of and
copy returned to:
Thomas T. Bassett
LUKINS & ANNIS, P.S.
1600 Washington Trust Financial Center
717 W Sprague Ave.
Spokane, WA 99201-0466
Attention: Elizabeth Baker

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Kathy Hill, Skagit County Auditor



AFTER RECORDING RETURN TO:

Thomas T. Bassett
LUKINS & ANNIS, P.S.
West 717 Sprague, Suite 1600
Spokane, WA 99201
Attn: Elizabeth Baker

TRUSTEE'S DEED

The GRANTOR, LUKINS & ANNIS, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment received below, hereby grants and conveys, without warranty, to: BRR, INC., a Washington corporation; Dave & Suzie Raines, husband and wife; Drew & Alice Anderson, husband and wife, GRANTEES, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 56, DEWEY BEACH ADDITION NO. 4, according to plat thereof recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.
Parcel No. 3904-000-056-0004

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 Masedonio Y. Ruiz, as his separate estate, as Grantor, to Stevens County Title Company, as Trustee, and Raines Family Partnership, by David L. Raines, General Partner, as Beneficiary, dated February 14, 1996, recorded February 16, 1996, as Auditor's No. 9602160110, records of Skagit County, Washington. 55.55% of the Beneficial interest in said Deed was subsequently assigned to BRR, Inc., a Washington corporation; 22.22% assigned to Dave Raines and Suzie Raines, husband and wife; 22.22% assigned to Drew Anderson and Alice Anderson, husband and wife as Beneficiaries by an Assignment of Beneficial Interest dated July 29, 1997 and recorded on August 15, 1997 under Auditor's No. 9708150043.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of Forty-five Thousand Dollars and no cents (\$45,000.00), with interest thereon, according to the terms thereof, in favor of the Raines Family Partnership, 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



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Kathy Hill, Skagit County Auditor

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 posted or served in accordance with law.

5. BRR, Inc., Drew Anderson and Alice Anderson, and Dave Raines and Suzie Raines, being then the holders of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its authorized agent 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 13, 1999, recorded in the office of the Auditor of Spokane County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 9907130005.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, inside front entrance, in the City of Mt Vernon, State of Washington, a public place, on Friday, September 24, 1999, at 10:00 a.m., and in accordance with the 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-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 to or served 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. Said Sale was then continued to October 15, 1999, which notice was given by certified mail and regular mail on the Grantor and posted at the County Courthouse and recorded under Auditor's No. 199908100011. Said Sale was again continued to October 22, 1999, which notice was again given by certified and regular mail to the Beneficiary and said Continuance was called at 10:00 a.m. at the designated place of sale on October 15, 1999, and recorded under Auditor's No. 199910120074.

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 RCW 61.24.

10. 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 obligation secured by said Deed of Trust remaining unpaid, on October 22, 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 \$49,509.60 by Beneficiary Bid for 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.



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DATED this 25th day of October, 1999.

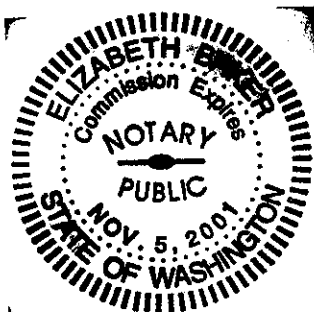
LUKINS & ANNIS, P.S.
Successor Trustee

By: Thomas T. Bassett
THOMAS T. BASSETT

STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 25th day of October, 1999, before me personally appeared Thomas T. Bassett, to me known to be a principal of Lukins & Annis, P.S., the Successor Trustee that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.



(Seal or Stamp)

Elizabeth Baker
(Print Name):
NOTARY PUBLIC in and for the State of WA
Residence: Spokane County
My appointment expires 11-5-01



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