


RECORD AND RETURN TO:
Ms. Dana Hendel
6100 93rd SE
Mercer Island, WA 98040


199912270072
Kathy Hill, Skagit County Auditor
12/27/1999 Page 1 of 4 11:16:27AM

T.S. NUMBER: WNMCO53689 CAS

LOAN # 3452134/472/Bosa

TRUSTEE'S DEED

I

KNOW ALL BY THESE PRESENTS, that the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 330416-3-005-0719 described herein by virtue of the following described Trust Deed, unto: Dana Hendel, a single women

Real Estate Excise Tax PAID 33054

A. **PARTIES IN THE TRUST DEED:**

TRUSTOR(S): Roberto Bosa and Christine G. Bosa , husband and wife

DEC 27 1999

TRUSTEE: First American Title Company

Amount Paid \$ 0
Skagit County Treasurer
By: *[Signature]* Deputy

BENEFICIARY: Norwest Mortgage, Inc., a California Corporation

B. **DESCRIPTION OF THE PROPERTY:** Legally Described as: See attached Legal Description.

Said property commonly known as: 2074 Hermway Heights Place Mount Vernon, WA 98273

16-33-4 SE & SW

C. **TRUST DEED INFORMATION:**

DATED: 02/12/1996
RECORDING DATE: 02/21/1996
RECORDING NO: #9602210070 Book: 1521 Page: 0512
RERECORDED ON:
RECORDING PLACE: Official records of the State of Washington, County of Skagit

D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned

and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on 9/16/99 under Auditor's File No. 199909160092.

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor 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.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be either posted or served at least 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published twice preceding the time of sale, first between the 28th and 35th day before the set sale date and again between the 7th and 14th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of \$214,456.00.

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:00 A.M. on 12/10/1999

PLACE OF SALE: The Kincaid St. Entry to the Skagit County Courthouse Mt.
Vernon Wa

BIDDER: Dana Hendel

VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there



199912270072

sold at public auction to said Bidder, the highest bidder therefore, the property hereinabove described 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 statutes.

DATED: December 14, 1999

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON

Signed: *Cheryl Sykes*
Cheryl Sykes, Assistant Secretary

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

On the date written below before me personally appeared Cheryl Sykes, to me known to be a Assistant Secretary of Standard Trustee Service Company who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on December 14, 1999

N. Mudge
Notary Public in and for the State of California
My Commission Expires 12-22-2001



EXHIBIT 'A'

Tract "A" of Skagit County Short Plat No. 14-80, approved May 9, 1980, recorded May 12, 1980, as Auditor's File No. 8005120013, in Volume 4 of Short Plats, page 87, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East W.M.; EXCEPT mineral rights as reserved by the State of Washington in Deed recorded November 14, 1913, as Auditor's File No. 99302; ALSO EXCEPT mineral rights as reserved in Deed from English Lumber Company, dated August 15, 1939, recorded December 2, 1939, as Auditor's File No. 319598.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over a 20 foot existing gravel road as delineated on the face of Short Plat No. 130-78.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the Southerly 20 feet of Tract "B" of Short Plat No. 14-80.

