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Kathy Hill, Skagit County Auditor

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RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Trustee's Deed P-90600
ORIGINAL DEED OF TRUST: 9803160192 LAND TITLE COMPANY OF SKAGIT COUNTY
GRANTOR: HICKS, JOHN W., Successor Trustee
GRANTEE: ALSON, WALTON SEARLES and
ALSON, MYRTLE OLEAN, husband and wife
ABBREVIATED LEGAL DESCRIPTION: -a portion of NE 1/4 of SE 1/4
18-35-11 E W M
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: 351118-0-032-0008 (P46183)

TRUSTEE'S DEED

The Grantor, JOHN W. HICKS, 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 WALTON SEARLES ALSON and MYRTLE OLEAN ALSON, husband and wife, Grantee, that real property, situated in the county of Skagit, state of Washington, described as follows:

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

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 GARY ALLEN MORGAN, a single person, and BOBBIE LEE BROWN, a single person, Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and WALTON SEARLES ALSON and MYRTLE OLEAN ALSON, husband and wife, as Beneficiary, dated March 16, 1998, recorded March 16, 1998, as Auditor's No. 9803160192, records of Skagit County, Washington. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 19908250274.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory note in the sum of \$47,000.00, with interest thereon, according to the terms thereof, in favor of WALTON SEARLES ALSON and MYRTLE OLEAN ALSON, husband

and wife, 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 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 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. WALTON SEARLES ALSON and MYRTLE OLEAN ALSON, husband and wife, being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.

6. The defaults specified in the "Notice of Default" not having been cured, the Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on September 29, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's No.19909290150. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 10 o'clock, a.m., on January 7, 2000, 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 Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated 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 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.

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.



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That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 18, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the intersection of the South line of the County road and the West line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence South along the West line of said subdivision to the Southwest corner thereof;
thence East along the South line of said subdivision, a distance of 110 feet, more or less, to the Westerly line of Jordan Creek Logging Road;
thence Northerly along said Westerly line to the South line of the County road;
thence Westerly along the South line of said County road, a distance of 500 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "A"