



200001250008

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-90866
ORIGINAL DEED OF TRUST: 9504280151 LAND TITLE COMPANY OF SKAGIT COUNTY
GRANTOR: HICKS, JOHN W., Successor Trustee
GRANTEE: HALVERSON, LEONARD W.
HALVERSON, JEANNE A., husband and wife
ABBREVIATED LEGAL DESCRIPTION: a portion of Lots 2 and 9, Block 3,
Bingham Acreage
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: 3864-003-002-0001 (P62182)

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 LEONARD W. HALVERSON and JEANNE A. HALVERSON, 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 BOB A. HALVERSON and DORRENE L. HALVERSON, husband and wife, Grantor, to FIRST AMERICAN TITLE CO., as Trustee, and SKAGIT STATE BANK, as Beneficiary, dated April 26, 1995, recorded April 28, 1995, as Auditor's No. 9504280151, records of Skagit County, Washington. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 199909080086.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory note in the sum of \$100,244.85, with interest thereon, according to the terms thereof, in favor of SKAGIT STATE 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 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. SKAGIT STATE BANK, 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 October 15, 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. 199910150141. 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 21, 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.

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 R.C.W.



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10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining on January 21, 2000, the date of the sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$95,251.58 by 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.

DATED: January 24, 2000.

33532
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 25 2000

Amount Paid \$ 0-
Skagit Co. Treasurer
Deputy

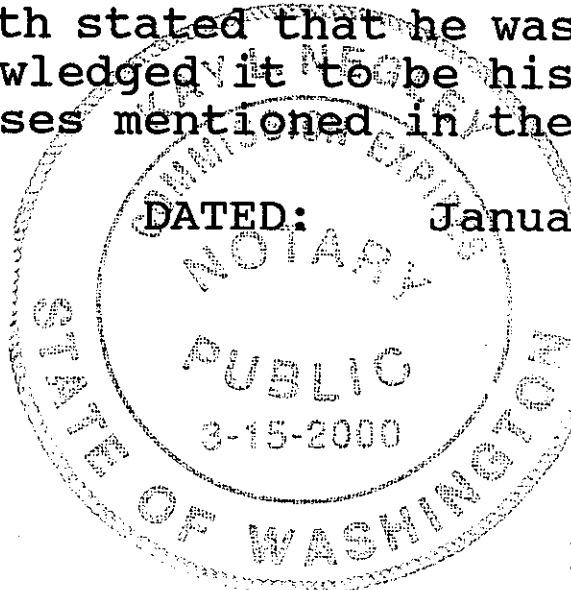
John W. Hicks

JOHN W. HICKS, WSBA 6691,
Successor Trustee

STATE OF WASHINGTON)
COUNTY OF SKAGIT) SS.

I certify that I know or have satisfactory evidence that JOHN W. HICKS, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 24, 2000.



Kay L. Negley

Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon.
My appointment expires: 3-15-00



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Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the following described tracts:

1. The West 2.43 feet of Lot 2, Block 3, said property to aggregate with Lot 1, Block 3 both of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

2. The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.

3. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet;

thence South 00°02'20" East, a distance of 3.00 feet;

thence South 15°52'34" East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;

thence South 89°33'49" West, a distance of 1.00 feet to the East line of the West 2.43 feet of said Lot 2;

thence North 00°02'20" West along said East line a distance of 10.00 feet to the point of beginning.

4. The East 1 (one) foot of the West 4.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.

5. Commencing at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet to the point of beginning of this description;

thence continuing North 89°33'49" East, a distance of 3.00 feet;

thence South 00°02'20" East, a distance of 3.00 feet;

thence South 28°30'13" West, a distance of 8.37 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;

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5. (Continued)

thence North 72°20'14" West, a distance of 1.05 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;
thence North 15°52'34" East, a distance of 7.29 feet;
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

6. The East 1 (one) foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.33 feet thereof.

7. Commencing at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;
thence North 89°33'49" East along the North line thereof, a distance of 6.00 feet to the point of beginning of this description;
thence continuing North 89°33'49" East, a distance of 3.00 feet;
thence South 00°02'20" East, a distance of 3.00 feet;
thence South 37°37'22" West, a distance of 9.82 feet to the point of intersection of the East line of the West 5.43 feet of said Lot 2 with the South line of the North 10.73 feet of said Lot 2;
thence North 68°28'43" West, a distance of 1.08 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;
thence North 28°30'13" East, a distance of 8.37 feet;
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

General taxes, together with interest, penalty, and statutory foreclosure costs, if any, for Tax Account No. 3864-003-002-0001 for the years 1996, 1997, 1998, 1999 and 2000.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James F. Friedrichs, a single man
Purpose: Construction, maintenance, and operation
of a water line
Area Affected: The East 15.00 feet of the West 17.43
feet of said Lot 2
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060038

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Leonard W. Halverson and Jeanne
Halverson, husband and wife
Purpose: Construction, maintenance, and operation
of a water line
Area Affected: The East 15.00 feet of the West 17.43
feet of said Lot 2
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060039

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James F. Friedrichs, a single man
Purpose: Construction, maintenance, and operation
of a water line
Area Affected: The East 15.00 feet of the West 17.43
feet of said Lot 2
Dated: February 28, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060040

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James F. Friedrichs, a single man
Purpose: Construction, maintenance, and operation
of a water line
Area Affected: The East 15.00 feet of the West 17.43
feet of said Lot 9
Dated: February 26, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060041

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EXCEPTIONS CONTINUED:

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Leonard W. Halverson and Jeanne Halverson, husband and wife
Purpose: Construction, maintenance, and operation of a water line
Area Affected: The East 15.00 feet of the West 17.43 feet of said Lot 9
Dated: February 26, 1996
Recorded: March 6, 1996
Auditor's No.: 9603060042

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James F. Friedrichs, a single man
Purpose: Construction, maintenance, and operation of a water line
Area Affected: The East 12.00 feet of Parcel "B"
Dated: February 26, 1996
Recorded: October 21, 1997
Auditor's No.: 9710210028



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