

American Foreclosure Services, Inc.  
%William G. Suttell, Vice-President  
2476 76th AVE SE  
Mercer Island WA 98040

LAND TITLE COMPANY OF SKAGIT COUNTY  
P-90787

Tax# 360518-3-002-0104 TRUSTEE'S DEED

The Grantor, American Foreclosure Services, Inc., as the present Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to Oakwood Acceptance Corporation, Grantee, that certain real property situated in the County of Skagit, State of Washington, described as follows:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 130-79, APPROVED APRIL 23, 1980, RECORDED APRIL 25, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 72, UNDER AUDITOR'S FILE NO 8004250001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LIEN:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 5 EAST, W.M.; THENCE SOUTH 89 DEGREES 36'30" EAST ALONG THE SOUTH LINE OF SAID SECTION, 1137.25 FEET TO THE INTERSECTION OF SAID SECTION LINE AND THE SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 130-79, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 72, AS AUDITOR'S FILE NO 800425001; THENCE NORTH 3 DEGREES 53'52" WEST ALONG THE WEST LIEN OF SAID SHORT PLAT, 405.31 FEET TO AN EXISTING FENCE CORNER AND THE POINT

OF BEGINNING OF THIS LINE DESCRIPTION; THENCE SOUTH 87 DEGREES 25'22" EAST ALONG SAID FENCE LINE 646 FEET, MORE OR LESS, TO THE EXISTING POWER LINE ROAD AND THE TERMINAL POINT OF THIS DESCRIPTION.

TOGETHER WITH 60 FOOT ROAD AND UTILITY EASEMENT AS SHOWN ON LARGE LOT SUBDIVISION NO. 2404.

EXCEPT FROM SAID EASEMENT THAT PORTION LYING WITHIN SAID LOT 1.

AND A GOLDEN WEST MANUFACTURED HOME SERIAL NUMBER GWOR23N21781.

(Tax Parcel No. 360518-3-002-0104).

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Kenneth H. Comack, an unmarried person, as Grantor to First American Title Company, as Trustee and Oakwood Acceptance Corporation, as beneficiary, dated October 26, 1998, recorded October 30, 1998 under Skagit County Auditor's Number 9810300035 the records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$146,116.37 together with interest thereon according to the terms thereof, in favor of Oakwood Acceptance Corporation, 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 obligation secured and/or covenants of the Grantor as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust, made operative the power of sale, the 30 days advance notice of default was transmitted to the Grantor and/or his successors in interest and a copy of said notice was posted or served in accordance with law.

5. Oakwood Acceptance Corporation, being then the



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holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default 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 September 13, 1999, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale, for said property under Skagit County Auditor's No. 199909130116.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale inside the main lobby of the Skagit County Courthouse 3<sup>rd</sup> & Kincaid, in the City of Mt. Vernon, County of Skagit, State of Washington, a public place at 9:00 A.M. on December 17, 1999 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 caused said Notice to be 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 32nd and 28th day of sale, and once between the 11th and 7th day before the date of sale, in a legal newspaper, in each county in which the property or any part thereof is situated, and further included with each notice, which was transmitted 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 the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with as to acts performed and notices to be given, as provided in Chapter 61.24 of the Revised Code of Washington.

10. The default specified in the Notice of Trustee's Sale not having been cured 10 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on December 17, 1999, the date of



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sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property hereinabove described for the sum of \$158,227.94, by the satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED THIS 28<sup>th</sup> day of January, 2000.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AMERICAN FORECLOSURE SERVICES, INC.

JAN 31 2000

By: [Signature]  
William G. Suttell, Vice-President  
Successor Trustee

Amount Paid \$0  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON )

) ss.

COUNTY OF KING )

On this 28<sup>th</sup> day of January, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William G. Suttell, to me known to be the Vice-President of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]  
Notary Public in and for the State of  
Washington, residing at Renton  
Name Printed: Kim mckenzie  
My commission expires: 12-04-02



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Kathy Hill, Skagit County Auditor