

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.

Attn: Julie Nelson
500 Galland Building
1221 Second Avenue
Seattle, WA 98101



200002090012
Kathy Hill, Skagit County Auditor
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FIRST AMERICAN TITLE CO.

TRUSTEE'S DEED

60252

Grantor(s):	HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee
Grantee(s):	WASHINGTON FEDERAL SAVINGS
Legal Description (abbreviated):	Portion Lots 78 and 79, THUNDERBIRD EAST FIRST ADDITION, Skagit County, Washington.
<input checked="" type="checkbox"/> Complete legal on <u>EXHIBIT A.</u>	
Assessor's Tax Parcel Identification No(s):	4379-000-078-0002
Reference Nos. of Documents Released or Assigned:	9305260078

The Grantor, Hillis Clark Martin & Peterson, P.S., as present Successor 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 Washington Federal Savings, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth herein.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust between L. Leonard Lord and Patricia G. Lord, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, and Washington Federal Savings, as Beneficiary, dated May 26, 1993, and recorded on

May 26, 1993, under Auditor's No. 9305260078, records of Skagit County, Washington, and by the Appointment of Successor Trustee recorded on September 30, 1999, under Auditor's No. 199909300028, 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 \$152,550.00 with interest thereon, according to the terms thereof, in favor of Washington Federal Savings, and to secure the performance of any other obligations and the payment of 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 made operative the power to sell, the thirty day advance Notice of Default was transmitted to the Grantor, or the Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Washington Federal Savings, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Trustee 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed, and on October 27, 1999, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's No. 199910270090.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as inside the main entrance lobby, Old Skagit County Courthouse, 3rd and Kincaid, Mount Vernon, Washington, a public place, on February 4, 2000, 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 ninety 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 in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or the Grantor's 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 commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by said Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

Trustee's Deed


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EXHIBIT A

Tract 78, "THUNDERBIRD EAST FIRST ADDITION", as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington, EXCEPT that portion thereof lying Westerly of a line extending from the most Southerly corner thereof to a point on the Northerly line thereof, which is 11.46 feet East of the Northwest corner of said lot as measured along said North line.

ALSO, that portion of Tract 79, "THUNDERBIRD EAST FIRST ADDITION", as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, lying Westerly of a line extending from the Southwesterly corner of said Tract 79 to a point on the North line of Tract 78 of said plat produced, that is 11.46 feet East of the Northeasterly corner of said Tract 78, as measured along said North line produced.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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