

Filed for Record at Request of:
Timothy W. Carpenter
P.O. Box 367
Bellingham, WA 98227



200003170002

Kathy Hill, Skagit County Auditor
3/17/2000 Page 1 of 3 8:33:01AM

Grantor: Timothy W. Carpenter, Successor Trustee
Grantee: Mid-Ohio Securities Corp. FBO Marvin M. Kripps IRA
Legal Description: Lot 25, Block D, Plat of Cape Horn, V. 8, pp. 92-97
Tax Parcel Number: R62989

34237
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 16 2000

TRUSTEE'S DEED

Amount Paid \$ 0
Skagit Co. Treasurer
By *dn* Deputy

THE GRANTOR, TIMOTHY W. CARPENTER, 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 MID-OHIO SECURITIES CORP. FBO MARVIN M. KRIPPS IRA, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 25, Block D, "Plat of Cape Horn on the Skagit," as per plat recorded in Volume 9 of Plats at page 92 to 97, inclusive, in the records of Skagit County, State of Washington.

The property is commonly known as 41691 Cape Horn Drive, Sedro Woolley, Washington (formerly known as 3931 Cape Horn Drive).

Note: This deed includes the 1970 Champion mobile home located on the property, Title #991442202, VIN #S6256, License No. \$17659, series and body style 60ST/12.

RECITALS:

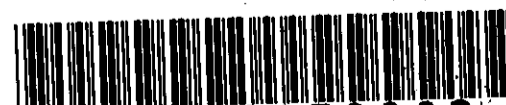
1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Lynn D. Durkee, a married woman as her separate estate, as Grantor, to First American Title Company-Skagit Co., as Trustee, and Sandra Revell, as Beneficiary, dated August 23, 1993, recorded September 2, 1993, as No. 9309020003, records of Skagit County, Washington. Said Deed of Trust was assigned to the present beneficiary, Mid-Ohio Securities Corp. FBO Marvin M. Kripps IRA, by instrument dated May 11, 1999, and recorded May 24, 1999, under File No. 9903240192.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$34,500.00 with interest thereon, according to the terms thereof, in favor of Sandra Revell, a single person, 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 obligations 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 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. Mid-Ohio Securities Corp. FBO Marvin M. Kripps IRA, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The defaults 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 July 21, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under File No. 9906210039.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 a.m., 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between 35 and 28 days prior to the sale and again between 14 and 7 days prior to the 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 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 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on September 24, 1999, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$34,818.06 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 this 14th day of March, 2000.



Timothy W. Carpenter, Trustee



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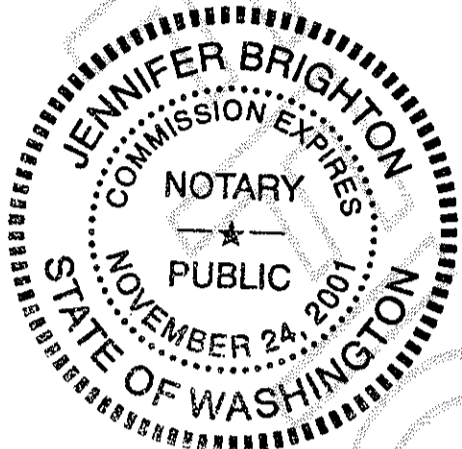
Kathy Hill, Skagit County Auditor

3/17/2000 Page 2 of 3 8:33:01AM

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me Timothy W. Carpenter to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of March, 2000.



Jennifer Brighton
Notary Public in and for the State of Washington
Print name: Jennifer Brighton
My Commission expires: 11-24-01

g:/foreclosures/kripps/trustees.deed



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Kathy Hill, Skagit County Auditor