

AFTER RECORDING RETURN TO:

Name William R. Allen

Address 504 East Fairhaven, Suite 201

City, State, Zip Burlington, WA 98233



200003200105

Kathy Hill, Skagit County Auditor

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Abbrev. Leg. Lot 9, VALLEY VIEW ESTATES, DIVISION 2, SP No. 120-77, Vol. 2 Short Plats, pp. 120-121; ptn of Sec. 9, T35N, R4E, WM
Tax Parcel No. 350409-2-005-0619
Grantor: Allen, William
Grantee: Schmidt, Nathan and Rose

34371
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 20 2000

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

NATHAN J. SCHMIDT and ROSE N. SCHMIDT, husband and wife, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 9 of that certain 5 Acre Parcel Subdivision No. 120-77, entitled VALLEY VIEW ESTATES, DIVISION NO. 2, approved September 9, 1977, and recorded September 15, 1977, in Volume 2 of Short Plats, pages 120 and 121, under Auditor's File No. 864776, records of Skagit County, Washington;
being a portion of the Southwest Quarter, the Southeast Quarter and the Northeast Quarter of Section 9, Township 35 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust, dated June 12, 1997, recorded June 16, 1997, under Auditor's File Number 9706160059, records of Skagit County, Washington, from Daniel G. McCauley, an unmarried man, and Donna Wiesenburger, an unmarried

woman, as Grantor(s), to Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of Nathan J. Schmidt and Rose N. Schmidt, husband and wife, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$175,000.00, with interest thereon, according to the terms thereof, in favor of Nathan J. Schmidt and Rose N. Schmidt, 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 above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 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 served or posted in accordance with law.

5. Nathan J. Schmidt and Rose N. Schmidt, husband and wife, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 February 9, 2000, recorded in the office of the Auditor of Skagit County, Washington, a Second Amended Notice of Trustee's Sale of said property as Auditor's File No. 200002090076. The first scheduled sale date of January 7, 2000, under the first Notice of Trustee's Sale, recorded under Auditor's File No. 199910050006, was stayed by a filing of bankruptcy petition by Donna Wiesenburger, one of the grantors under said deed of trust, under Case Number 99-11495. The discharge of the debtor under that bankruptcy proceeding was entered January 26, 2000.

7. The Trustee, in its aforesaid Second Amended Notice of Trustee's Sale, fixed the place of the sale as the main entrance to the Skagit County Courthouse, located at 205. West Kincaid Street, Mount Vernon, Washington, a public place, at 10:00 O'Clock A.M., on Friday, March 17, 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 45 days before the sale scheduled following the discharge from bankruptcy; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published 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



this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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 RCA.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 17, 2000, the date of sale, which was not less than 190 days from 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 \$196,749.73, 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 20th day of March, 2000.

William R Allen

William R. Allen, Trustee



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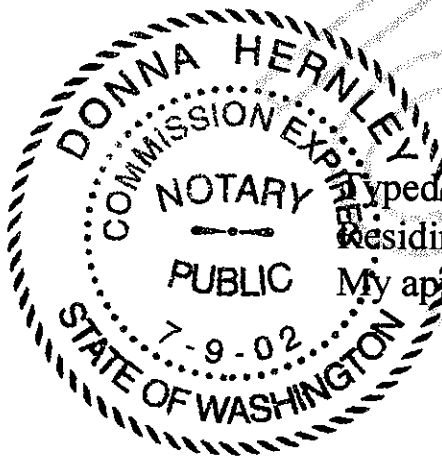
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STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated March 20, 2000.



Donna Hernley

Typed/printed notary name Donna Hernley
Residing at Anacortes
My appointment expires July 9, 2002