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Kathy Hill, Skagit County Auditor

1/12/2000 Page 1 of 3 10:03:00AM

Return to:

Law Office of
Bradford E. Furlong, P.S.
825 Cleveland Avenue
Mount Vernon, Washington 98273

34756
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 12 2000

TRUSTEE'S DEED

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The Grantor, Bradford E. Furlong, 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 G.A. Guy and Marjorie Guy, husband & wife, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North Line of said subdivision which is 526.8 feet West of the Northeast corner thereof; thence South 594 feet; thence East 180.4 feet; thence North 231 feet; thence West 110 feet; thence North 363 feet; thence West to point of beginning, except the North 30 feet thereof for secondary State Highway No. 1-G.

Situate in Skagit County, Washington. Assessor's Account No. 340417-4-002-0007

Commonly known as: 2014 E. College Way, Mount Vernon, Washington

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 Capital Investor's LTD, as Grantor, to Transamerica Title Insurance Company, a corporation, as Trustee, and G.A. Guy and Marjorie Guy, husband and wife, as Beneficiary, dated April 15, 1994 and recorded October 14, 1996, under Skagit County Auditor's Number 9610140013, 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 \$75,000.00, with interest thereon, according to the terms thereof, in favor of G.A. Guy and Marjorie Guy, 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 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Bradford E. Furlong was appointed Successor Trustee by Appointment of Successor Trustee dated October 2, 1998, recorded October 29, 1998, under Auditor's Number 9810290111.
6. G.A. Guy and Marjorie Guy, husband and wife, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.
7. 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 November 16, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Skagit County Auditor's No. 199912220089.
8. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, 205 Kincaid Street, in the City of Mount Vernon, state of Washington, a public place, at 10 o'clock a.m., on March 24, 2000, and continued to March 31, 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 ninety days before the sale; further, the Successor 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 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.



9. During the foreclosure, no action was pending on an obligation secured by said Deed of Trust.
10. 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.
11. 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 March 31, 2000, having been extended from March 24, 2000 the original date of 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 \$ 128,418.75 (one hundred twenty-eight thousand four hundred eighteen and 75/100) being 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 31st day of March 2000.

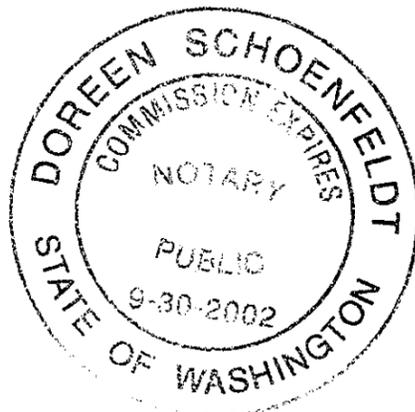


 Bradford E. Furlong, Successor Trustee

STATE OF WASHINGTON)) ss.
 COUNTY OF SKAGIT)

On this day personally appeared before me Bradford E. Furlong 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 31st day of March 2000.





 Notary Public in and for the State of
 Washington, residing at Edroo Way
 Printed Name: Doreen Schoenfeldt