



200005030090

Kathy Hill, Skagit County Auditor

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When Recorded Return to:

Morgan M. Witt  
Attorney at Law  
P.O. Box 726  
Mount Vernon, WA 98273

35124  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

MAY 03 2000

TRUSTEE'S DEED

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

The Grantor, Morgan M. Witt, 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 Jim A. Binschus, Grantee, that real property situate in Skagit County, Washington, described below:

**PTN LOTS 7 AND 11, CHASE ACREAGE, VOL. 3, PG 64 AS MORE FULLY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF ON PAGE 4.**

**TOGETHER WITH THAT CERTAIN 1969 SKY MOBILE HOME, 52T/24, VIN NO. SI732C, LICENSE NO. 42396, WHICH SHALL NOT BE SEVERED OR REMOVED HEREFROM.**

**Assessor's Tax Parcel ID #: 3881-000-011-0104 P64379**

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 Debra L. Rodriguez, a single woman, as Grantor, to Island Title Company, a Washington Corporation, as Trustee, and Jim A. Binschus, a single man, as Beneficiary, dated November 9, 1998 and recorded under Skagit County Auditor's No. 9811120106.

2. Said Deed of trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$57,000.00, with interest thereon, according to the terms thereof, in favor of Jim A. Binschus, 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 under the said Deed of Trust 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 her successor in interest, and a copy of said notice was posted or served in accordance with law.

5. Jim A. Binschus, 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 the law and the terms of the 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 December 15, 1999, recorded in the Office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 199912150128.

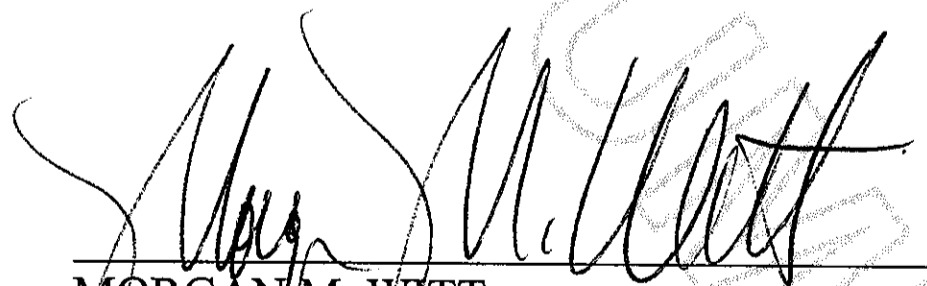
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 a.m., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale," to be transmitted by mail to all persons entitled thereto, and either posted or served prior to ninety days before the sale further, the Trustee caused a copy of the said "Notice of Trustee's Sale" to be published in a legal newspaper in Skagit County as required by law; and further, included with this Notice 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 the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on March 24, 2000, the date of the 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 therefore, the property described for the sum of \$64,927.08, by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, cost and expenses as provided by statute.

DATED this 30 day of April, 2000.



MORGAN M. WITT  
Successor Trustee  
404 South First Street, Suite 204  
P.O. Box 726  
Mount Vernon, WA 98273  
(360) 336-1614

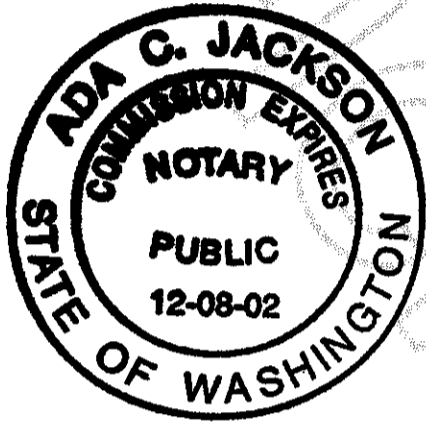


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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me MORGAN M. WITT 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 a free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of April, 2000.



ADA G. Jackson  
NOTARY PUBLIC in and for the State of Washington,  
Residing at: MT VERNON, WA

My commission expires: 12/8/02



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SB-13720

EXHIBIT "A"

PARCEL A:

The North 180 feet of the West 121 feet of Tract 11, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington;

EXCEPT that portion lying within the following described tract:

All that portion of Tracts 10, 11, and 12 of CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Commencing at the East Quarter corner of Section 19, Township 35 North, Range 5 East of the Willamette Meridian, from which the West Quarter corner of said Section 19 bears South 89°58'30" West;  
thence North 24°19'46" West a distance of 199.66 feet;  
thence due North a distance of 241.9 feet to the true point of beginning of this description;  
thence North 88°47'25" West a distance of 167.45 feet;  
thence North 01°25'00" West a distance of 81.00 feet paralleling the centerline of the Puget Sound Power and Light Company power easement and 25 feet Easterly therefrom;  
thence North 88°47'25" West a distance of 98.08 feet;  
thence North 00°22'52" East a distance of 165.02 feet;  
thence North 89°35'00" East a distance of 226.89 feet;  
thence South 15°14'53" East a distance of 150.19 feet;  
thence due South a distance of 108.35 feet to the true point of beginning.

continued. . . . .



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EXHIBIT "A"  
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PARCEL B:

That portion of Lot 7, CHASE ACREAGE, according to the plat thereof recorded in Volume 3 of Plats, page 64, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 7;  
thence South  $00^{\circ}55'45''$  East along the East line of said Lot 7  
a distance of 200.00 feet to the Southeast corner of that  
tract of land conveyed to Billy D. Ray and Pauline Honcoop Ray  
by Warranty Deed recorded under Auditor's File No. 733452,  
records of Skagit County, Washington;  
thence North  $89^{\circ}52'24''$  West along the South line of said tract  
a distance of 51.99 feet;  
thence North  $00^{\circ}37'19''$  East a distance of 199.97 feet to the  
North line of said Lot 7;  
thence South  $89^{\circ}52'24''$  East along the North line of said Lot  
7 a distance of 46.58 feet to the point of beginning of this  
description.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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