

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee
1111 Third Avenue, #3400
Seattle, WA 98101



200005090094

Kathy Hill, Skagit County Auditor
5/9/2000 Page 1 of 4 1:41:55PM

TRUSTEE'S DEED

Grantor: H&L Services, Inc.

FIRST AMERICAN TITLE CO.

Grantee: WASHINGTON MUTUAL BANK

60344

Legal Description: Ptn. Lots 14, 16-21 "Clear Lake Water Front Tracts"

Assessor's Tax Parcel ID#: 3883-000-021-0001 (R64483)

Reference # (If applicable):

35198
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

REED
80722-30899

MAY 09 2000

TRUSTEE'S DEED

Amount Paid \$
Skagit Co. Treasurer
By Deputy

THE GRANTOR, H&L SERVICES, INC., 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: WASHINGTON MUTUAL BANK, GRANTEE, the real property, situated in the County of SKAGIT, State of Washington, described as follows:

SEE APPENDED LEGAL

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 Glenn E. Reed and Lynn R. Reed, husband and wife, as Grantor, to First American Title Company, a California corporation, as Trustee and Washington Mutual Bank, as Beneficiary, dated 2/5/98, recorded 2/17/98, as No. 9802170098, 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 \$209,250.00, with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, 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 30 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. Washington Mutual Bank, 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 November 9, 1999 recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 199911090028.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT County Courthouse, a public place, on 2/11/00, at 10:00 o'clock 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 the 32nd and 28th day before the sale, and once between the 11th and 7th 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.

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 April 28, 2000, the date to which the sale was postponed to, 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 under the highest bid therefore, the property hereinabove described, for the

sum of \$232,415.99 (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 May 1, 2000.

By: Winston Khan Jr
Winston Khan, Jr., Manager
H&L Services, Inc., Trustee

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

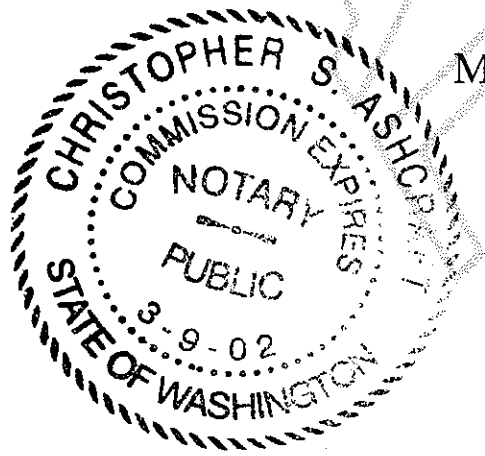
On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Winston Khan, Jr. to me known to be the Manager of H & L SERVICES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Christopher S. Ashcraft
By: Christopher S. Ashcraft
Notary Public in and for the State of Washington
Residing at: Seattle

My Commission Expires: 3/9/02

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SCHEDULE "C"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

All that portion of Lot 14, and Lots 16 through 21, inclusive, lying East of the thread of a creek, as described in Boundary Line Agreement recorded under Auditor's File No. 9502100039, "CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 17, records of Skagit County, Washington.

EXCEPT that portion of Lot 16, 17, 19 and 21, lying Northerly of the following described line:

Beginning at the most Northerly corner of said Lot 21; thence Southerly, along the Easterly line of Lot 21, a distance of 151.00 feet to the TRUE POINT OF BEGINNING of this line description; thence South 80 degrees West a distance of 100.00 feet; thence North 40 degrees West a distance of 190.00 feet, more or less, to an intersection with the thread of a creek and the TERMINUS of this line description.

PARCEL "B":

That portion of Lots 16, 17, 19 and 21, "CLEAR LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 17, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at the most Northerly corner of said Lot 21; thence Southerly, along the Easterly line of Lot 21, a distance of 151.00 to the TRUE POINT OF BEGINNING of this line description; thence South 80 degrees West a distance of 100.00 feet; thence North 40 degrees West a distance of 190.00 feet, more or less, to an intersection with the thread of a creek and the TERMINUS of this line description.

EXCEPT the portion of Lots 14, 16 and 18, lying West of the thread of a creek, as described in Boundary Line Agreement recorded under Auditor's File No. 9502100039.



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Kathy Hill, Skagit County Auditor