

RECORDED AT THE REQUEST OF  
AND AFTER RECORDING RETURN TO:

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



200006120097  
Kathy Hill, Skagit County Auditor  
6/12/2000 Page 1 of 3 11:24:45AM

TRUSTEE'S DEED

Grantor: H&L Services, Inc.  
Grantee: WASHINGTON MUTUAL BANK  
Legal Description: LOT 22, "PARK RIDGE DIV. I"  
Assessor's Tax Parcel ID#: 4611-000-022-001 R104204  
Reference # (If applicable):

FIRST AMERICAN TITLE CO.

61309

35723

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FINLAN  
80722-30303

JUN 12 2000

TRUSTEE'S DEED

Amount Paid \$ 0  
Skagit County Treasurer  
By: DC 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:

LOT 22, "PARK RIDGE DIVISION NO. I", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, AT PAGE 112 AND 113, IN THE RECORDS OF SKAGIT COUNTY, STATE OF 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 Steven Finlan, an unmarried individual, as Grantor, to First American Title Co., a California Corporation, as Trustee and Washington Mutual Bank, as Beneficiary, dated February 1, 1996, recorded February 6, 1996, as No. 9602060091, 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 \$180,000.00, 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.

The current beneficiary has assigned its right to receive the Trustee's Deed to the Grantee herein.

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 February 29, 2000 recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200002290099.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT County Courthouse, a public place, on 6/2/00, 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 6/2/00, 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 under the



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