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Kathy Hill, Skagit County Auditor
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AFTER RECORDING RETURN TO:

Name William R. Allen

Address 504 East Fairhaven, Suite 201

City, State, Zip Burlington, WA 98233

Abbrev. Leg.	Tract A, SEDRO-WOOLLEY SHORT PLAT NO. SW-5-77, Vol. 2 Short Plats, p. 115, being ptn of Lots 15-18, Blk 34, FIRST ADDITION TO TOWN OF SEDRO, Vol 3, p 29
Tax Parcel No.	4150-034-016-0001/P75685
Grantor:	Allen, William
Grantee:	Investment Resources Limited Partnership
Doc. Ref. Nos.	9809030026

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:

GRANTEE, Investment Resources Limited Partnership, a Nevada limited partnership, that real property situated in the County of Skagit, State of Washington, described as follows:

> Tract A, CITY OF SEDRO-WOOLLEY SHORT PLAT NO. SW-5-77, approved August 30, 1977, and recorded in Volume 2 of Short Plats, page 115, under Auditor's File No. 864589, records of Skagit County, Washington; being a portion of Lots 15, 16, 17 and 18, Block 34, First Addition to the Town of Sedro, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of 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 August 17, 1998, and recorded under Auditor's File Number 9809030026, records of Skagit County, Washington, being a re-recording of that certain deed of trust recorded under Auditor's File Number 9808240178, records of Skagit County, Washington, executed by Quintin Miller, a married man dealing as his sole and separate property, and Verna Miller, a single woman,

as grantors, to First American Title Company, trustee, the beneficial interest of which is held by Investment Resources Limited Partnership, as successor to Thomas Hamer and Christine A. Hamer, husband and wife

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of $36,800.00, with interest thereon, according to the terms thereof, in favor of Thomas Hamer and Christine A. Hamer, 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. Thomas Hamer and Christine A. Hamer, 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 March 29, 2000, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 200003290065.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, on June 30, 2000, 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 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.

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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 eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 30, 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 43,408.12, 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 30th day of June, 2000.

36025

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 30 2000

Amount Paid $ -0-
Skagit County Treasurer
By: DC Deputy

William R. Allen, Trustee

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 June 30, 2000.

DONNA HERNLEY
COMMISSION EXPIRES
NOTARY
PUBLIC
7-9-02
STATE OF WASHINGTON

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

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