



200007260126

Kathy Hill, Skagit County Auditor

7/26/2000 Page 1 of 3 3:48:56PM

After Recording Return to:
Washington Administrative Services, Inc.
701 Fifth Avenue, Suite 5000
Seattle, WA 98104-7078
File No. 35589-50004

P91615
LAND TITLE COMPANY OF SKAGIT COUNTY

TRUSTEE'S DEED

Grantor: Washington Administrative Services, Inc.
Grantee: Omni Financial, Inc.

Legal Description: Lots 1-17, inclusive, Block 23; all of Block 24; Lots 1-11, inclusive, Block 25; Lots 1-18, inclusive, Block 26 and all of Block 27, all in the "PLAT OF THE TOWN OF MONTBORNE", Skagit County, Washington, as per Plat recorded in Volume 2 of Plats, Page 80, records of Skagit County. Together with those portions of vacated street and alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law. Situate in the County of Skagit, State of Washington.

Assessor's Tax Parcel ID#: 4135-027-018-0102; 4135-026-018-0104;
4135-026-018-0302; 4135-027-018-0508; 4135-023-017-0409;
4135-025-011-0103; 4135-025-011-0202.

THE GRANTOR, Washington Administrative Services, Inc., as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premise and payment recited below, **HEREBY GRANTS AND CONVEYS**, without warranty, to **the Grantee**, **Omni Financial, Inc.**, that real property, situated in the County of Skagit, State of Washington, described as follows:

AS IN SAID DEED OF TRUST AND DESCRIBED ABOVE

Property Address: Vacant Lots B, E, H, L, S, X and Y in Montborne Heights,
Montborne, 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 dated July 14, 1993, recorded July 19, 1993, under Auditor's File No. 9307190088, records of Skagit County, State of Washington from Henry Holt and D. Anna Strazicich, aka D. Anna Holt, as Grantors to Land Title Company of

Skagit County as Trustee, to secure an obligation in favor of Omni Financial, Inc., the Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$325,000.00 with interest thereon, according to the terms thereof, in favor of Omni Financial, Inc. 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 contains a statement 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 under said Deed of Trust, as set forth in the 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 said Grantor, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.
5. Omni Financial, Inc., 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 30, 2000, recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 200003300127, a Notice of Trustee's Sale of said property.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the date of the sale as June 30, 2000, and place of sale at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, City of Mount Vernon, State of Washington, a public place, at 9:30:00 AM, 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 sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the subject Note and Deed of Trust were attached.
8. During the 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 Revised Code of Washington, Chapter 61.24.



200007260126

Kathy Hill, Skagit County Auditor

7/26/2000 Page 2 of 3 3:48:56PM

10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to 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 the date of default in the obligation secured, the Trustee then and there sold at public auction to Omni Financial, Inc., the highest bidder therefore, the property hereinabove described, for the sum of \$195,260.52, 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.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number of gender of such words or expressions.

DATED: July 25, 2000

TRUSTEE


36445
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 26 2000

Amount Paid \$
By Skagit Co. Treasurer Deputy
DC

Washington Administrative Services, Inc.

By


Kevin R. Wallace
Vice President

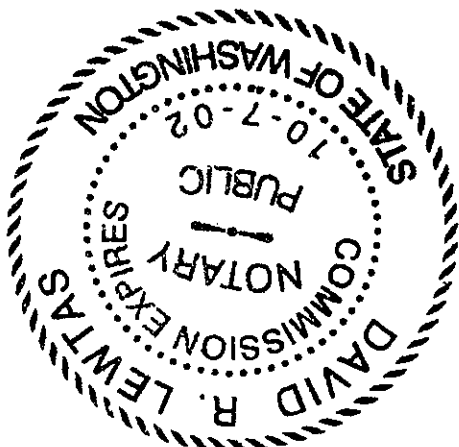
STATE OF WASHINGTON)


) ss

COUNTY OF KING)

On this day personally appeared before me Kevin R. Wallace, to me known to be Vice President of Washington Administrative Services, Inc., the corporation that executed the within and 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 he is authorized to execute the said instrument.

GIVEN under my hand and official seal July 25, 2000




David R. Lewtas
NOTARY PUBLIC in and for the State of
Washington, residing in Tacoma, Washington.
My Appointment expires October 7, 2002.



200007260126

Kathy Hill, Skagit County Auditor

7/26/2000 Page 3 of 3 3:48:56PM