



200010110115

, Skagit County Auditor

10/11/2000 Page 1 of 3 3:29:08PM

WHEN RECORDED RETURN TO:

Mr. Tony Rome
5708 91st Avenue N.E.
Everett, WA 98205

TRUSTEE'S DEED

ISLAND TITLE CO.

B15923 ✓

The Grantor, Jeffrey S. Dean, 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 Tony Rome, a single individual, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

*The West 240 feet of Tract 20, Trowbridge Addition to the Town of Sedro Woolley, according to the plat thereof recorded in Volume 3 of Plats, page 33, Records of Skagit County, Washington;
EXCEPT the North 110 feet of the West 140 feet thereof,
Situated in Skagit county, Washington.*

Tax parcel number: 4175-000-020-0007

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 Vallaree O. O'Leary, a single individual, as her separate estate, as Grantor to Jeffrey S. Dean, Successor Trustee, and Bel Air & Briney, a General Partnership, as Beneficiary, dated August 23, 1999, recorded August 23, 1999 under Auditor's File Number 199908230218, 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 \$17,500.00, with interest thereon, according to the terms thereof, in favor of Bel Air & Briney 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 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 posted or served in accordance with law.

5. Bel Air & Briney 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 premises.

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 August 11, 2000 recorded in the office of the Recorder of Skagit County, Washington, Notice of Trustee's Sale of said property as No. 200008110107.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the courthouse steps at Skagit County Courthouse, a public place, 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 in a legal newspaper in Skagit County; and further, included with this Notice, which was transmitted to or served upon the Grantors 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 obligations secured by said Deed of Trust remaining unpaid, on October 6, 2000, the date of sale which was not less than 190 days from the date of default in the obligations secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$26,637.95, 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.



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11. This deed conveys the property so described subject to that deed of trust between Vallaree O. O'Leary, a single individual, as her separate estate, as Grantee and North Pacific Trustee, Inc., a Washington Corporation, as Successor Trustee, and Mellon Mortgage Company, as Beneficiary by successive assignment. Said deed of trust was recorded August 14, 1998 under auditor's number 9808140015, in the office of the county auditor of Skagit County, Washington.

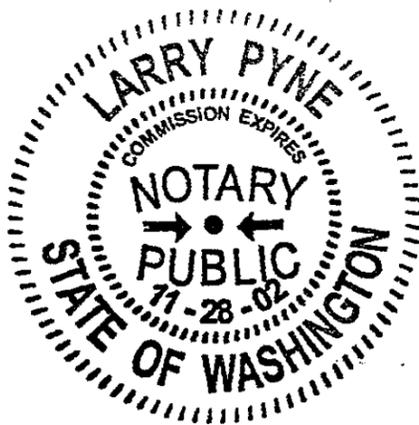
Dated this 9th day of October, 2000.

Jeffrey S. Dean
Trustee

STATE OF WASHINGTON)
)ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeffrey S. Dean 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 the instrument.

Dated: October 9, 2000



LR
Notary Public in and for the State of Washington, residing at Seattle.
My commission expires 11-28-02.

37693
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 11 2000

Amount Paid \$ 0
By lp Skagit Co. Treasurer Deputy



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Skagit County Auditor