



200010160074
Skagit County Auditor

10/16/2000 Page 1 of 2 1:20:44PM

After Recording Return To:
Bank of America, N.A.
101 East Main Street
Louisville, KY 40202

File No: 7445.20128/Rambow, Charles H. and DeeEtta M.

FIRST AMERICAN TITLE CO.

Trustee's Deed

62301

The GRANTOR, North Pacific Trustee, Inc., as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Bank of America, N.A., as GRANTEE, all real property (the property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4077-135-028-0408

The West 61 feet of the North 175 feet of Lot 28, Block 135, First Addition to Burlington, according to the Plat thereof recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington. Situated in Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Charles H. Rambow and DeeEtta M. Rambow, husband and wife, as Grantor, to Island Title Company, a Washington corporation, as Trustee, and U.S. Savings Bank of Washington, Beneficiary, dated 08/24/93, recorded 08/31/93, under Auditor's/Recorder's No. 9308310064, records of Skagit County, Washington and subsequently assigned to NationsBanc Mortgage Corporation, nka Bank of America, N.A. under Skagit County Auditor's/Recorder's No. 9508210058.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$85,335.00 with interest thereon, according to the terms thereof, in favor of U.S. Savings Bank of Washington and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Bank of America, N.A., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 06/30/00, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 2000-06300171.
7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day

