



200010240055
Skagit County Auditor

10/24/2000 Page 1 of 3 11:56:39AM

Filed for Record at Request Of:
MARTIN LIND
127 East Fairhaven
Burlington, WA 98233

LAND TITLE COMPANY OF SKAGIT COUNTY

TRUSTEE'S DEED

PA 93657

The GRANTOR, MARTIN LIND, as present Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: RICHARD R. HAHN, CAROL E. HAHN and KATHLEEN A. HIPPLE, as joint tenants with right of survivorship, GRANTEES, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. 3901-000-020-0000, P65019

Lot 20, "DEWEY BEACH ADDITION NO. 2.", as per plat recorded in Volume 6 of Plats, page 13, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

37870
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 24 2000

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 LONNIE PERKINS and PAMELA PERKINS; L. ALLEN PERKINS and GEORGIA PERKINS, as GRANTORS, to ISLAND TITLE COMPANY as TRUSTEE, and CARL E. SMITHA and VIOLET M. SMITHA as BENEFICIARIES, dated August 31, 1994, recorded September 20, 1994, as Auditor's No. 9409200092 in Book/Reel/Volume 1374, Page/Frame 0133, records of Skagit County, Washington,

Amount Paid \$
Skagit Co. Treasurer
By Deputy

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of FORTY THOUSAND DOLLARS (\$40,000.00) with interest thereon, according to the terms thereof, in favor of CARL E. SMITHA and VIOLET M. SMITHA, as noted in Paragraph 1 above and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The said 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 thirty (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. CARL E. SMITHA and VIOLET M. SMITHA, 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 July 17, 2000, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel/Vol. _____, Page/Frame _____, as Auditor's No. 200007170113.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as **SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, MT. VERNON, WASHINGTON**, a public place, at **10:00 o'clock A.M., (October 20th, 2000)** 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 ninety (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four (4) weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, the trustee included with this Notice, which was transmitted or served to or upon



200010240055

, Skagit County Auditor

