

AFTER RECORDING, RETURN TO:

John E. Glowney
Steel Rives LLP
600 University Street #3600
Seattle, WA 98101



200010250082

, Skagit County Auditor

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TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

62347

The GRANTOR, John E. Glowney, as Successor 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 Centex Home Equity Corporation, GRANTEE, that real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 1, Block 3, North Park Addition to Clear Lake, according to the Plat thereof, recorded in Volume 4 of Plats, Page 16, Records of Skagit County, Washington.

Tax Assessor's Parcel No.: 4142-003-001-0004(R74960)

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 Brian R. Shaw and Tiffany L. Shaw, as Grantors, to First American, as Trustee, and Centex Home Equity Corporation, as Beneficiary, dated September 24, 1999, and recorded on September 30, 1999, under Auditor's File No. 199909300016, records of Skagit County, Washington (the "Deed of Trust").
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$98,100 with interest thereon, according to the terms thereof, and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.
3. The 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 Grantors, 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 Grantors, or their successors-in-interest, and a copy of said Notice was posted or served in accordance with law.
5. Centex Home Equity Corporation, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the undersigned Successor 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 Successor Trustee, in compliance with the terms of the Deed of Trust, executed and on July 10, 2000 recorded as Auditor's File No. 200007100115, records of Skagit County, Washington, a Notice of Trustee's Sale of said property.
7. The Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the Skagit County Courthouse, City of Mount Vernon, a public place, at 10:00 a.m. on October 20, 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 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published twice preceding the time of sale, first between the 28th and 32nd day before the set sale date and again between the 7th and 11th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the Grantors or their successors-in-interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' 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 the 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 (11) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on October 20, 2000, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property herein above described, for the sum of \$72,200, by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and



