



200011070037

, Skagit County Auditor

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Name: Michael R. Hastings  
Attorney at Law  
P.O. Box 2289  
Sequim, Washington 98382

**Document Title(s)****TRUSTEE'S DEED****Grantor(s)**(1) Michael R. Hastings, Trustee

(2) \_\_\_\_\_

Additional Grantor(s) on pg. \_\_\_\_\_

37911  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 27 2000

**Grantee(s)**(1) Dale D. Middleton(2) Theresa L. Middleton

Additional Grantee(s) on pg. \_\_\_\_\_

Amount Paid \$ 0  
Skagit Co. Treasurer  
By RP Deputy**Legal Description (abbreviated):**

LOT 185, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH  
51, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON

Additional Legal(s) on page \_\_\_\_\_

**Reference # (Auditor File Numbers) of Documents assigned or released:****Assessor's Tax Parcel ID#:** 3877-000-185-0001

\_\_\_\_ Property Tax Parcel ID is not yet assigned

\_\_\_\_ Additional parcel numbers on page \_\_\_\_\_ of document.

## TRUSTEE'S DEED

The GRANTOR, Michael R. Hastings, 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 Dale D. Middleton and Theresa J. Middleton, Grantee that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 185, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, 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 said Trustee by that certain Deed of Trust between Pauline M. Barron, as her separate estate, as Grantor to Island Title Company, as Trustee, and Dale D. Middleton and Theresa J. Middleton, husband and wife, as Beneficiary, dated May 2, 1997, recorded May 23, 1997, Recording No. 9705230083, in Book 1665, Page 0513 of the mortgage records of Skagit County Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory notes in the sum of Thirty Thousand Dollars (\$30,000.00) with interest thereon, according to the terms thereof, in favor of Dale D. Middleton and Theresa L. Middleton, husband and wife, 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 there 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. Dale D. Middleton and Theresa L. Middleton, husband and wife, 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 in accordance with law timely recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property as Auditor's No. 20006210018, Records of Skagit County, Washington.

7. The Trustee, in its aforesaid "Amended Notice of Trustee's Sale", fixed the place of sale as September 29, 2000, a public place., at 10:00 o'clock a.m. Thereafter, by "Notice of Continuance of Trustee's Sale" given in accordance with law, the Trustee fixed the place of sale as September 29, 2000

TRUSTEE'S DEED

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at 10:00 o'clock a.m., and in accordance with law caused copies of the statutory "Amended 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 "Amended Notice of Trustee's Sale" to be published once on or between the thirty-second and twenty eighth day before the date of sale, and once on or between the eleventh and seventh day before the date of 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 Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.

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 notice to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Amended Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 29, 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 said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$ 28,000.00 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.

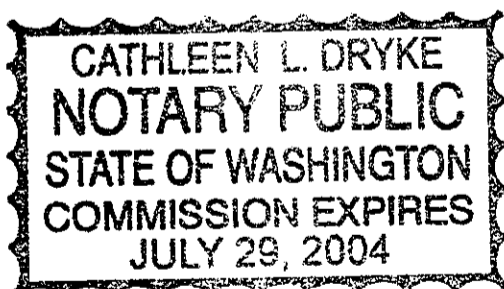
DATED this 5<sup>th</sup> day of October, 2000.


  
Michael R. Hastings, Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLALLAM )

On this day personally appeared before me Michael R. Hastings, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledge that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY hand and official seal this 5<sup>th</sup> day of October, 2000.



  
NOTARY PUBLIC in and for the State of Washington,  
residing at Sequim, WA.

