

UNRECORDED



200011220090
Skagit County Auditor

11/22/2000 Page 1 of 3 1:42:29PM

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FIRST AMERICAN TITLE CO.

62813

TRUSTEE'S DEED

ORIGINAL

Grantor (Trustee): MERKEL, JOHN C.
Grantee (Lender): ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC.
Legal Description: L 2, SP#32-86, RECORDED AT 8610280007, VOL 7, P 128, OF
SHORT PLATS, SKAGIT COUNTY, WASHINGTON. Additional Legal
on Page 1.
Assessor's Tax ID: 360313-4007-0104 R47874
Ref. Nos. of Related Documents: DOT Rec. #9801050003

THE GRANTOR, JOHN C. MERKEL 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, **ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC., GRANTEE**, the real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 32-86, APPROVED OCTOBER 24, 1986, AND RECORDED OCTOBER 28, 1986, AS AUDITOR'S FILE NO. 8610280007, IN VOLUME 7 OF SHORT PLATS, PAGE 128, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.,

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

commonly known as: 2758 (formerly 268) Barrell Springs Road., Bellingham (Bow), Washington 98227.

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 dated December 31, 1997, and recorded January 5, 1998, under Auditor's File No. 9801050003, records of Skagit County, Washington, from JOHN

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THOMPSON, as his separate property, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC., as Beneficiary. By Appointment of Successor Trustee recorded under Skagit County Recording No. 199912140051, John C. Merkel was appointed successor trustee.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$50,210.69 with interest thereon, according to the terms thereof, in favor of ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC., 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 made operative the power to sell, the 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. ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC, 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 August 7, 2000 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200008070103.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale inside the front lobby of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, on **FRIDAY, NOVEMBER 17, 2000**, at the hour of **10:00 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 once between the 35th and 28th day before the sale, and once between the 14th and 7th 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 or served to or upon the Grantor 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.

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