



200012130043

, Skagit County Auditor

12/13/2000 Page 1 of 3 1:37:05PM

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Trustee's Deed
ORIGINAL DEED OF TRUST: 9009170077
GRANTOR: HICKS, JOHN W., Successor Trustee
GRANTEE: JULE F. BROWN, as his separate property
ABBREVIATED LEGAL DESCRIPTION:

FIRST AMERICAN TITLE CO.

62453

Lots 7 and 8, Block C, "PLAT OF CAPE CORN ON THE SKAGIT"
ADDITIONAL LEGAL DESCRIPTION ON PAGE 1 OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: 3868-003-007-0002

TRUSTEE'S DEED

The Grantor, JOHN W. HICKS, as present Trustee under Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to JULE F. BROWN, as his separate property, that real property, situated in the county of Skagit, state of Washington, described as follows:

Lot 7 and 8, Block C, "PLAT OF CAPE HORN ON THE SKAGIT",
as per plat recorded in Volume 8 of Plats, page 92 to 97,
inclusive, records of 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 AMPARO RUIZ and LOIS BEVERLY RUIZ, husband and wife, Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee, and THELMA M. MORRIS, as her separate estate, as Beneficiary, dated September 5, 1990, and recorded September 17, 1990, as Auditor's No. 9009170077, records of Skagit County, Washington. JOHN W. HICKS was appointed Successor Trustee under Auditor's No. 20007030067.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of Promissory Notes in the sum of \$35,000.00, with interest thereon, according to the terms thereof, in favor of THELMA M. MORRIS, (said interest now held by JULE F. BROWN pursuant to Order Adjudicating Testacy) 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 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 makes 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. JULE F. BROWN (pursuant to Order Adjudicating Testacy), being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.

6. The defaults specified in the "Notice of Default" not having been cured, the Successor Trustee, in compliance with the terms of said Deeds of Trust, executed and on August 21, 2000, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's 200008210151. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 10 o'clock, a.m., on December 8, 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 Successor Trustee 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 seventh day before the date of sale; 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, 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.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 R.C.W.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and



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said obligation secured by said Deed of Trust remaining on December 8, 2000, the date of the 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 therefor, the property hereinabove described for the sum of \$31,481.30, 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: December 8, 2000.

38597
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 13 2000

Amount Paid \$ 0
Skagit Co. Treasurer
By John Deputy
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

John W. Hicks
JOHN W. HICKS, WSBA 6691,
Successor Trustee

ss.

I certify that I know or have satisfactory evidence that JOHN W. HICKS, Successor Trustee, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: December 8, 2000.



Kay L. Negley
Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon
My appointment expires: 3-15-2004



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