



200012210059

, Skagit County Auditor

12/21/2000 Page

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2:27:33PM

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

TRUSTEE'S DEED

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: SKAGIT STATE BANK, GRANTEE, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. 340429-0-125-0003

That portion of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 276 feet South of the Southeast corner of Lot 12, Block 1, "CENTRAL ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 103, records of Skagit County, Washington;
thence West 166 feet;
thence South 60 feet;
thence East 166 feet;
thence North 60 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of 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 EILEEN F. RUDNICK and RANDY S. RUDNICK, husband and wife, as GRANTORS, to LAND TITLE COMPANY as TRUSTEE, and SKAGIT STATE BANK as BENEFICIARY, dated January 12, 1999, recorded January 19, 1999, as Auditor's No. 9901190189 in Book/Reel/Volume 1930, Page/Frame 0556-63, records of Skagit County, Washington,

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) House Equity Credit Card Agreement dated January 13, 1999, according to the terms thereof, in favor of SKAGIT STATE BANK, 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. SKAGIT STATE BANK, 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 September 11, 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. 200009110066.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as **SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, MOUNT VERNON, WASHINGTON**, a public place, at **10:00 o'clock A.M., (December 15, 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 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.



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