

200107270103
Skagit County Auditor
7/27/2001 Page 1 of 4 2:14:52PM

WHEN RECORDED, RETURN TO:

Bruce Fine
Aiken & Fine, P.S.
2131 Second Avenue
Seattle, WA 98121

FIRST AMERICAN TITLE CO.

Document Title(s): **Trustee's Deed**

Reference numbers of related documents: **Deed Of Trust: 9711210087,**

Re-recorded: 9801220048

Grantor(s): **Fine, Bruce**

Grantee: **Beck, Arthur O. and Barbara A.**

Legal Description: **Section 17, Township 35, Range 6; Ptn. NE - NE**

Assessor's Property Tax Parcel Account Number(s): **350617-2-013-0109 R41329;**

350617-2-013-0200 R112352

TRUSTEE'S DEED

THE GRANTOR, Bruce Fine, 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: Arthur O. Beck and Barbara A. Beck, husband and wife, grantees, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

A portion of the northeast quarter of the northwest quarter of Section 17, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the intersection of the southerly line of the Puget Sound and Baker River Railroad Company right of way and the west line of the Prevedal Road; thence south along said west line, a distance of 335 feet; thence West, a distance of 5 feet; thence North, a distance of 20 feet to the south line of State Route 20; thence N87°30'22"W along said south line, a distance of 290.00

feet to the point of beginning of this description; thence continuing N87°30'22"W, a distance of 358.40 feet to a point 700.00 feet west of the east line of the northeast quarter of the northwest quarter of said section; thence S02°03'18"W parallel with the east line of said northwest quarter, a distance of 276.15 feet to a point which is 700.00 feet west and 936.15 feet south of the northeast corner of the northwest quarter of said section; thence S87°30'22"E, a distance of 99.50 feet; thence S02°03'18"W, a distance of 117.85 feet; thence N87°30'22"W, a distance of 13.50 feet; thence S02°03'18"W, a distance of 156.00 feet to a point on the south line of that certain tract described in deed to F.M. and Mary L. Foster filed in AF#146372; thence S87°30'22"E along the south line of said Foster tract, a distance of 180.00 feet to an angle point on the westerly line of that certain tract described in deed to First Baptist Church of Lyman filed in AF#9505120083; thence N02°03'18"E along the west line of said church tract, a distance of 156 feet; thence S87°30'22"E along the northerly line of said Church tract, a distance of 382.42 feet to the west line of Prevedal Road; thence N02°46'49"E along the west line of Prevedal Road, a distance of 60.00 feet; thence N58°11'20"W, a distance of 334.93 feet; thence N02°03'18"E, a distance of 170.00 feet to the point of beginning of this description.

Containing 198,826 square feet.

PARCEL B:

A portion of the northeast quarter of the northwest quarter of Section 17, Township 35 North, Range 6 East, W.M. described as follows:

Commencing at the intersection of the southerly line of the Puget Sound and Baker River Railroad Company right of way and the west line of the Prevedal Road; thence south along said west line, a distance of 335.00 feet to the point of beginning of this description; thence west, a distance of 5 feet; thence north, a distance of 20 feet to the south line of State Route 20; thence N87°30'22"W along said south line, a distance of 290.00; thence S02°03'18"W, a distance of 170.00 feet; thence S58°11'20"E, a distance of 334.93 feet to the west line of Prevedal Road; thence N02°46'49"E along said west line a distance 313.99 feet to the point of beginning of this description.

Containing 73,878 square feet.

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 John W. Binschus, a single person, as Grantor, to First American Title Insurance Company Of Skagit County, as Trustee, and Arthur O. Beck and Barbara A. Beck, husband and wife, as Beneficiaries, dated

TRUSTEE'S DEED - 2



200107270103

, Skagit County Auditor

7/27/2001 Page 2 of 4 2:14:52PM

November 20, 1997, recorded November 21, 1997 under Auditor's File No. 9711210087, and re-recorded January 22, 1998 under Auditor's File No. 9801220048, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$36,000.00 with interest thereon, according to the terms thereof, in favor of Arthur O. Beck and Barbara A. Beck, husband and wife, as Beneficiaries, 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 "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made 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. Arthur O. Beck and Barbara A. Beck, husband and wife, being then the holder of the indebtedness secured by said Deed of Trust, directed said Trustee to sell the described property in accordance with the 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 April 13, 2001 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200104130121.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, a public place, 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 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published 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 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.

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 RCW.

TRUSTEE'S DEED - 3



200107270103

, Skagit County Auditor

7/27/2001 Page 3 of 4 2:14:52PM

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 20, 2001, 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 Grantees, the highest bidder therefor, the property hereinabove described, for the sum of \$50,000.00 by the partial satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

DATED this JUL 23 2001.



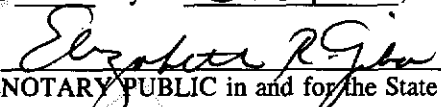
(Trustee)

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared Bruce Fine, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 23 day of JULY, 2001.





NOTARY PUBLIC in and for the State of
Washington, residing at Seattle.
Appointment Expires: 7-22-02
Printed Name: Elizabeth R. Giba

#42100
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 27 2001

Amount Paid \$ 
By  Skagit Co. Treasurer
Deputy

TRUSTEE'S DEED - 4


200107270103
Skagit County Auditor
7/27/2001 Page 4 of 4 2:14:52PM