

RECORDED AT THE REQUEST OF  
AND AFTER RECORDING RETURN TO:

H&L Services, Inc., Trustee  
1111 Third Avenue, #3400  
Seattle, WA 98101



200108090143  
Skagit County Auditor  
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**TRUSTEE'S DEED**

FIRST AMERICAN TITLE CO.

Grantor: H&L Services, Inc.

63692

Grantee: Washington Mutual Bank

Legal Description: Ptn. Lot 102, "First Addition to Big Lake Water Front Tracts:

Assessor's Tax Parcel ID#: 3863-000-102-0106 (R62123)

Reference # (If applicable):

CHERBERG  
80722-32779

**TRUSTEE'S DEED**

THE GRANTOR, H&L SERVICES, INC., 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: Washington Mutual Bank, GRANTEE, the real property, situated in the County of SKAGIT, State of Washington, described as follows:

THAT PORTION OF TRACT 102 OF "FIRST ADDITION TO BIG LAKE WATERFRONT TRACTS", ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID TRACT WHICH IS EQUADISTANT FROM THE NORTHWEST CORNER AND THE SOUTHWEST CORNER THEREOF AND RUN EASTERLY TO A POINT IN THE EAST LINE OF SAID TRACT EQUIDISTANT FROM THE NORTHEAST CORNER AND THE SOUTHEAST CORNER THEREOF, EXCEPT THAT PORTION THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED FEBRUARY 23, 1954, AND RECORDED MARCH 2, 1995, UNDER AUDITOR'S FILE NO. 513944, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE 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 JOEL T. CHERBERG AND MARY B. CHERBERG, HUSBAND AND WIFE, as Grantor, to MINNESOTA TITLE COMPANY, A MINNESOTA CORPORATION, as Trustee and WASHINGTON MUTUAL SAVINGS BANK, A WASHINGTON CORPORATION, as Beneficiary, dated APRIL 26, 1990, recorded MAY 1, 1990, as No. 9005010152, records of SKAGIT County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$96,600.00, with interest thereon, according to the

terms thereof, in favor of WASHINGTON MUTUAL SAVINGS BANK, A WASHINGTON CORPORATION, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The current beneficiary has assigned its right to receive the Trustee's Deed to the Grantee herein.

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 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. Washington Mutual 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 April 18, 2001 recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200104180117.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT County Courthouse, a public place, on 7/27/01, at 10:00 o'clock 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 32nd and 28th day before the sale, and once between the 11th 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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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.

10. The defaults specified in the "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 August 3, 2001, the date to which the sale was postponed, 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 under the highest bid therefore, the property hereinabove described, for the sum of \$205,332.54 (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 August 5, 2001.

By: Winston Khan, Jr.  
Winston Khan, Jr., Manager  
H&L Services, Inc., Trustee

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Winston Khan, Jr. to me known to be the Manager of H & L SERVICES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



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By: Christopher S. Ashcraft  
Notary Public in and for the State of Washington  
Residing at: Seattle

My Commission Expires: 3/9/02

#48334  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 09 2001

Amount Paid \$  
Skagit County Treasurer  
By: [Signature] Deputy



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