

When recorded return to:

Craig Sjostrom
411 Main Street
Mount Vernon, Washington 98273



200108210089

, Skagit County Auditor

8/21/2001 Page 1 of 3 2:37:46PM

Grantor: Craig Sjostrom, Successor Trustee

Grantees: John Smith & Joyce Smith, h/w

Legal Description: L/6 B/2 "MILL ADD. TO CONCRETE" & S/10 T/35 R/8; SE 1/4 NE 1/4

Assessor's Property Tax Parcel or Account No.: 4054-002-006-007 (R70699); 350810-0-050-0008 (R43674)

Reference Nos of Documents Assigned or Released: 9903050161

Conveyance: Trustee's Deed

TRUSTEE'S DEED

The GRANTOR, Craig Sjostrom, attorney at law, as successor 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 John Smith & Joyce Smith, husband and wife, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Parcel "A":

Lot 6, Block 2, "MILL ADDITION TO THE TOWN OF CONCRETE, DIVISION No. 2", as per plat recorded in Volume 4 of Plts, page 4, records of Skagit County, Washington.

Parcel "B":

Part of the Southeast quarter of the Northeast quarter of Section 10, Township 35 North, Range 8 East., W.M., described as follows:

Beginning at a point 165.4 feet North and 381.72 feet West of the Southeast corner of the said Southeast quarter of the Northeast quarter; thence West a distance of 40.00 feet to the Southeast corner of Lot 6, Block 2, "MILL ADDITION TO THE TOWN OF CONCRETE, DIVISION No.2", according to the plat recorded in Volume 4 of Plats, page 4, records of Skagit County, Washington; thence North along the East oine of the said lot a distance of 154.00 feet; thence East a distance of 40.00 feet; thence South to the place of beginning.

EXCEPT the East 6.05 feet thereof; ALSO EXCEPT that portion condemned in Skagit County Cause No. 32424 for highway purposes.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated March 5th, 1999, recorded March 5th, 1999, under Auditor's File No. 9903050161, records of Skagit County, Washington, from Shawn M. Lee, an unmarried man, as Grantor, to First American Title Insurance Co., a California corporation, as Trustee, to secure an obligation in favor of John W. Smith and Joyce E. Smith, husband and wife, as Beneficiary., such Trustee having been replaced by Craig Sjostrom, Successor Trustee, by instrument dated January 4th, 2001, to secure an obligation in favor of John Smith & Joyce Smith, h/w, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$56,500.00, with interest thereon, according to the terms thereof, in favor of John Smith & Joyce Smith, 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 thereby is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligation 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 make 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. John Smith & Joyce Smith, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.
6. The default specified in the Notice of Default not having been cured, the successor trustee, in compliance with the terms of said Deed of Trust, executed and on March 13th, 2001, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property, under Auditor's File No. 200103130073.
7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front door of the Skagit County Courthouse, a public place, on Friday, the 15th day of June, 2001, at the hour of 10:00am, 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 once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh 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 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. On the 15th day of June, 2001, at the place above mentioned, the successor trustee did by public proclamation continue the sale to 10:00am on Friday, August 17th, 2001.
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.

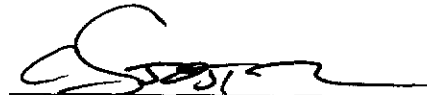


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10. The default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on August 17th, 2001, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee's agent then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described 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 21st day of August, 2001.



CRAIG SJOSTROM #21149
Successor Trustee

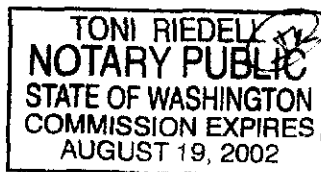
STATE OF WASHINGTON)

:SS

COUNTY OF SKAGIT)

On this day personally appeared before me Craig Sjostrom, 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 21 day of August, 2001.



Toni Riedell

NOTARY PUBLIC in and for the State of Washington,
residing at Burlington.

My commission expires: 8/19/02

Name: Toni Riedell

42 507
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 21 2001

Amount Paid \$
Skagit County Treasurer
By: lp Deput.



200108210089
Skagit County Auditor