

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

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



200110040053
Skagit County Auditor
10/4/2001 Page 1 of 3 1:25:33PM

TRUSTEE'S DEED

Grantor: H&L Services, Inc. FIRST AMERICAN TITLE CO.
Grantee: Washington Mutual Bank 65089
Legal Description: LOT 6, "HOGG SUBDIVISION", AS PER PLAT RECORDED
IN VOLUME 16 OF PLATS, PAGES 154 AND 155,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
Assessor's Tax Parcel ID#: 4689-000-006-0000 R110908
Reference # (If applicable):
ROHWEDER
91850-900422

43254
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 04 2001

Amount Paid \$
Skagit County Treasurer
By: Deputy

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:

LOT 6, "HOGG DIVISION", AS PER PLAT RECORDED IN VOLUME 16 OF
PLATS, PAGES 154 AND 155, 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 ROY ROHWEDER AND
SHERRY ROHWEDER, HUSBAND AND WIFE, as Grantor, to LAND TITLE COMPANY, A
WASHINGTON CORPORATION, as Trustee and WASHINGTON MUTUAL BANK, as
Beneficiary, dated JANUARY 10, 2000, recorded JANUARY 18, 2000, as No. 200001180008,
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 \$122,500.00, with interest thereon, according to the
terms thereof, in favor of WASHINGTON MUTUAL BANK, 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 June 25, 2001 recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200106250184.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT County Courthouse, a public place, on 9/28/01, 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.

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 9/28/01, 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 under the



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DATED this October 1, 2001.

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

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

My Commission Expires: 3/9/02

