



200110120089
Skagit County Auditor

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After Recording Return To:
Errol Hanson
P.O. Box 508
Sedro Wooley, WA 98284

File No.: 7006.20341/Hanson, James D. and Barbara G.
2020894727

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Errol Hanson, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 340313-4-009-0102 R21672, 340313-3-073-0004 R21759, 340313-4-079-0008 R21766, & 340313-4-080-0104 R21769

Abbreviated Legal: Portion Section 13, Township 34, Range 3, more particularly described on page 5 of this document.
SEE ATTACHED FOR A COMPLETE LEGAL DESCRPTION

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between James D. Hanson and Barbara G. Hanson, husband and wife, as Grantor, to Land Title Co. of Skagit County, as Trustee, and ContiMortgage Corporation, Beneficiary, dated 05/02/96, recorded 05/09/96, under Auditor's/Recorder's No. 9605090040, records of Skagit County, Washington and subsequently assigned to Manufacturers & Traders Trust Company, Trustee for Securitization Series 1996-2, Agreement dated 6-10-96 under Skagit County Auditor's/Recorder's No. 9706300070.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$210,000.00 with interest thereon, according to the terms thereof, in favor of ContiMortgage Corporation and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1996-2, Agreement dated 6/1/96, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 04/05/01, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200104050073.
7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once

between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 10/5/01, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$125,001.00 cash.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Errol Hanson understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Errol Hanson concerning the Property and that the trustee owed no duty to make disclosures to Errol Hanson concerning the Property, Errol Hanson relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: October 9, 2001

43374
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

GRANTOR
Northwest Trustee Services, LLC

OCT 12 2001

By: [Signature]
Authorized Signature

Amount Paid \$ 6
Skagit County Treasurer
By: [Signature] Deputy

STATE OF WASHINGTON

COUNTY OF KING

I certify that I know or have satisfactory evidence that Kathy Tuggart is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member / Assistant Vice President of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-10-01

DANIELLE MARGOTT
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 3-02-04

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at [Address]
My commission expires 3/2/04

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Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 4, Section 13, Township 34 North, Range 3 East, W.H., described as follows:

Beginning at the intersection of the East line of said Lot 4 with the North line of the County Road, extending along the dike; thence North along the East line of said Lot 4, a distance of 415 feet; thence Southwesterly in a straight line 350 feet to a point on the North line of the County Road which is 223 feet westerly of the point of beginning; thence Easterly along the County Road, 223 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 100 feet of Government Lot 6 and of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 13, Township 34 North, Range 3 East, W.H., lying Northerly of the County Road, EXCEPT that portion described as follows: Beginning at a point 415 feet North of the County Road on the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North to the Section corner; thence East along Section line 100 feet; thence South on a line parallel to the West line to a point 415 feet North of the County Road; thence Westerly to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 6 of Section 13, Township 34 North, Range 3 East, W.H., described as follows:

Beginning at the intersection of the North line of the County Road with the East line of the West 100 feet of said Government Lot 6; thence Easterly along the North line of said road to a point which is 80 feet East of the East line of said West 100 feet; thence North parallel to said East line, 415 feet; thence Northwesterly to a point on the East line of said West 100 feet which is 415 feet North of the point of beginning; thence South along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.



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