

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Patricia R. Sneeringer
Law Office of Patricia Sneeringer
P.O. Box 916 / 15230 North Wall
Mount Vernon, WA. 98273



200111260214
Skagit County Auditor

11/26/2001 Page 1 of 4 12:22:57PM

TRUSTEE'S DEED

Grantor (s) PATRICIA SNEERINGER, TRUSTEE

Grantee (s) TAXDAHL, ROY AND CAROL J.

Abbreviated Legal: Ptn of North 1/2 of 19-36-5 (Parcel 14 of Volume 1 of Surveys, page 84)

Additional Legal on page(s)

Assessor's Tax Parcel No's: P51026/ 360519-0-009-0805

PATRICIA R. SNEERINGER, the GRANTOR, 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 ROY TAXDAHL AND CAROL J. TAXDAHL, husband and wife, hereinafter referred to as GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 14 of Survey No. 805665 in Section 19, Township 36 North, Range 5
E.W.M. (For complete legal description, see attached Schedule "A1").

Situated in the County of SKAGIT, State of Washington

RECITALS:

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated September 8, 1995 recorded September 11, 1995, under Auditor's File No. 9509110075, records of Skagit County, Washington, from JERRY R. GARDNER and KELLI L. GARDNER, husband and wife, as Grantors, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, which Trustee has resigned and Patricia R. Sneeringer, attorney, has been appointed as successor Trustee under that certain Resignation and Appointment of Successor Trustee recorded under Skagit County Auditor's File No. 9904070114, to secure an obligation in favor of Roy Taxdahl and Carol J. Taxdahl, husband and wife, as Beneficiary.

1. Said Deed of Trust was executed to secure, together with other undertakings, the payment of

a promissory note in the sum of \$65,000 with interest thereon, according to the terms thereof, in favor of, Roy Taxdahl and Carol J. Taxdahl, husband and wife and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

2. The described Deed of Trust provides that the real property conveyed therein is not used primarily for agricultural or farming purposes.
3. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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.
4. Roy Taxdahl and Carol J. Taxdahl, husband and wife, being then the holders of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or her authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
5. 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 August 15, 2001 recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property.
6. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the main entrance lobby of the Skagit County Courthouse, in the City of Mount Vernon, Washington, a public place, at 11:30 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 on between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the sale; 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.
7. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
8. All legal requirements and all provisions of said Deed of Trust have been complied with, as to all acts to be performed and notices to be given, as provided in Revised Code of Washington, Chapter 61.24 et seq.
9. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 16, 2001, the date of sale, which was not less than



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EXHIBIT "A"

PARCEL "A":

That portion of the North ½ of Section 19, Township 36 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest ¼, which is also the center of said section;
thence North 86°16'01" West along the South boundary of said subdivision 364.02 feet;
thence North 00°56'29" East 662.12 feet to the point of beginning;
thence continuing North 00°56'29" East 293.35 feet;
thence South 86°16'01" East 721.55 feet;
thence South 07°52'09" East 299.11 feet;
thence North 86°16'01" West 767.41 feet to the point of beginning.

(Also known as Parcel No. 14 of the record of survey recorded in Volume 1 of Surveys, page 84, under Auditor's File No. 805665, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress, and utilities over, under, and across a strip of land lying in Section 19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Beginning at the Southwest corner of Government Lot 3 in said section;
thence North 00°17'36" East along the West line of said section 35.30 feet to the point of beginning;
thence Northerly and Easterly of the following courses and distances:
North 52°37'36" East 135.00 feet;
North 55°10'59" East 175.30 feet;
North 34°30'21" East 178.86 feet;
North 11°05'01" East 416.22 feet;
North 08°14'41" East 628.27 feet;
North 17°38'56" East 117.83 feet;
North 35°18'26" East 207.71 feet;
North 26°20'26" East 277.11 feet;
North 60°34'24" East 141.95 feet;
South 71°59'36" East 320.00 feet;
South 86°16'01" East 1,755.22 feet to the terminus of said easement, said terminus having a 45.00 turnaround radius;

EXCEPT that portion thereof lying within the above described Parcel "A".

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, Skagit County Auditor