

When Recorded Return to:

Brian Vander Pol  
18380 Hickox Road  
Mount Vernon, WA 98273



200112180001

Skagit County Auditor

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### TRUSTEE'S DEED

**Grantor(s):** HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee

**Grantee(s):** BRIAN VANDER POL

**Legal Description (abbr.):** Lot 2, "PARK RIDGE DIVISION I"

**Assessor's Tax Parcel Identification No(s):** 4611-000-002-0001

**Reference Nos. of Documents Released or Assigned:** 9506130073

The Grantor, Hillis Clark Martin & Peterson, P.S., as present 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 Brian Vander Pol, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 2, "PARK RIDGE DIVISION I", as per plat recorded in Volume 15 of Plats at Pages 112 and 113, in the Records of Skagit County, State of Washington.

### RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust between Donald S. Smith and Terri L. Smith, husband and wife, as Grantor, to First American Title Company of Skagit County, as Trustee, and Washington Federal Savings, as Beneficiary, dated June 9, 1995, and

recorded on June 13, 1995, under Auditor's No. 9506130073, records of Skagit County, Washington, and by the Appointment of Successor Trustee recorded on July 3, 2001, under Auditor's No. 200107030010, 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 \$139,600.00 with interest thereon, according to the terms thereof, in favor of Washington Federal Savings, and to secure the performance of any other obligations and the payment of 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 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 thirty day advance Notice of Default was transmitted to the Grantor, or the Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Washington Federal Savings, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

6. The defaults 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 August 17, 2001, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's No. 200108170092

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as inside the main entrance lobby, Old Skagit County Courthouse, 3rd and Kincaid, Mount Vernon, Washington, a public place, on November 30, 2001, at 10:00 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 ninety days before the sale; further, the 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 or served to or upon the Grantor or the Grantor's 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 commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by said Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

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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 notice 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 November 30, 2001, the date of sale, which was not less than 190 days from the date of default in the obligation then secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$145,464.65.

DATED this 4<sup>th</sup> day of December, 2001.

# 44325  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

HILLIS CLARK  
MARTIN & PETERSON, P.S.

DEC 18 2001

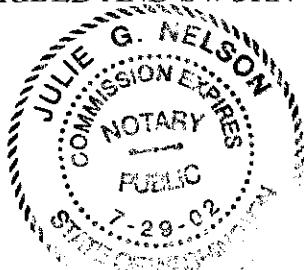
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

By  
Joseph M. Ahern  
Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Joseph M. Ahern, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service 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 he was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 4<sup>th</sup> day of December, 2001.



Name Julie G. Nelson  
NOTARY PUBLIC in and for the State of  
Washington residing at  
My appointment expires 7-29-02

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