

After recording return to
LUDWIGSON, THOMPSON, HAYES & BELL
Bellingham Towers, Main Floor
119 No. Commercial St., P.O. Box 399
Bellingham, WA. 98227 (360) 734-2000



200112180102
Skagit County Auditor

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Document Title:	TRUSTEE'S DEED
Grantor(s)	JOHN S. LUDWIGSON, Trustee
Grantee(s)	HORIZON BANK
Abbreviated Legal Description:	Ptn. Lot 33, Marine Heights
Assessor's Tax/Parcel Number(s)	4695-000-033-0000

TRUSTEE'S DEED

The Grantor, JOHN S. LUDWIGSON, 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: HORIZON BANK, Grantee, that real property, situated in Skagit County, Washington, described as follows:

Lot 33, "Plat of Marine Heights", as per the plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.
EXCEPT the South 4.00 feet of said lot.
Situate in the County of Skagit, State of Washington.

PARCEL NO: 4695-000-033-0000

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 TRADITIONAL HOMES CONSTRUCTION, INC., as Grantor, to Westward Financial Service Corporation as Trustee, and HORIZON BANK, as Beneficiary, dated September 11, 2000, recorded September 15, 2000, as Auditor's No. 200009150105, of the Official 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 \$409,000.00 with interest thereon, according to the terms thereof, in favor of HORIZON BANK, 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 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. HORIZON 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 the 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 September 6, 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. 200109060041.

