



200202050011

Skagit County Auditor

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WHEN RECORDED RETURN TO:

Roger W. Jones, Jr.
1201 Third Avenue, Ste. 3400
Seattle, WA 98101-3034

TRUSTEE'S DEED

File No.: 2527.066
Grantor: Roger W. Jones, Jr.
Grantee: Bismark Mortgage Company, LLC
Legal Description: Tract 2, SP No. 11-91, Ptn Gov Lot 8
Parcel No.: 340408-0-067-0200

The GRANTOR, Roger W. Jones, Jr., 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 BISMARK MORTGAGE COMPANY, LLC, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 2, City of Mount Vernon Short Plat No. MV 11-91, approved 11/26/91, recorded 12/5/91 in Book 10 of Short Plats, pp. 31-2, under AFN 9112050009, and being a portion of Government Lot 8, Section 8, T34N, R4E, W.M.; TOGETHER WITH a non-exclusive easement for access and utilities over that certain 40 foot strip over Lot 3 of said Short Plat, as shown on the face of said Short Plat.

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 Randy V. Eco and Kelly K. Miller, as Grantor, to Land Title Company of Skagit County, as Trustee, and Bismark Mortgage Company, LLC, as Beneficiary, dated March 24, 2000, recorded March 29, 2000, as No. 200003290069, 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 \$132,500.00, with interest thereon, according to the terms thereof, in favor of Bismark Mortgage Company, LLC, 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 the "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. Bismark Mortgage Company, LLC, 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.

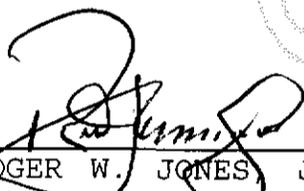
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on October 25, 2001, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200110250022.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as inside the main entrance of the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon Washington, a public place, at 9:30 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 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-fifth and twenty-eighth day before the date of sale and once between the fourteenth 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 his successor in interest, a "Notice of Foreclosure" in substantially the statutory form.
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 January 25, 2002, 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 to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$197,546.79, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED: January 25, 2002.

409
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 04 2002

Amount Paid \$
By Skagit Co. Treasurer Deputy



 ROGER W. JONES, JR.,
 Successor Trustee
 1201 Third Avenue, Ste. 3400
 Seattle, WA 98101-3034

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I CERTIFY that I know or have satisfactory evidence that Roger W. Jones, Jr. signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in



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this instrument.

DATED: January 25, 2002

Linda J. Blanchard
Linda J. Blanchard, NOTARY PUBLIC
My Appointment Expires: 02/13/02



UNOFFICIAL DOCUMENT



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