



200202200062

Skagit County Auditor

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Return Address:

Stuart P. Kastner
Montgomery, Purdue, Blankinship
& Austin, P.L.L.C.
5800 Bank of America Tower
701 Fifth Avenue
Seattle, WA 98104-7096

LAND TITLE COMPANY OF SKAGIT COUNTY
P-97705

TRUSTEE'S DEED

Reference Number(s) of related document(s): 9906010010;
200108100267.

Additional reference numbers on page _____ of document.

Grantor: Stuart P. Kastner, Successor Trustee.

Additional names on page _____ of document.

Grantee: Robert W. Anderson and Carol Anderson.

Additional names on page _____ of document.

Legal Description (abbreviated): Lot 864, Shelter Bay No. 5.

Full legal(s) on page/exhibit _____.

Assessor's Tax Parcel ID Number: L 84861; 5100-005-864-0000.

The GRANTOR, Stuart P. Kastner, 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 Robert W. Anderson and Carol Anderson, GRANTEE, that real property, situated in the county of Skagit, state of Washington, described as follows:

A Leasehold interest in the following described tract:
Lot 864, "AMENDED SURVEY OF SHELTER BAY DIV. 5,
Tribal and Allotted Lands of Swinomish Indian Reservation", as
recorded on June 2, 1976, as recorded in Volume 1 of Surveys,
pages 184 through 186, inclusive, records of Skagit County,
Washington under Auditor's File No. 836134

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 Kohath Associates, a Trust, as Grantor, to Land Title Company of Skagit County, as Trustee, and Robert W. Anderson and Carol Anderson, husband and wife, as Beneficiary, dated May 28, 1999, recorded June 1, 1999 as No. 9906010010, in Book 1998, Page 0516, 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 \$420,000.00 with interest thereon, according to the terms thereof, in favor of the Beneficiary 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 make operative the power to sell, the 30-day advance notice of default was transmitted to the Borrower, Grantor, and any Guarantor, and a copy of said notice was posted or served in accordance with law.
5. The Beneficiary, being then the holder of the indebtedness secured by said deed of trust, delivered to said trustee a written request directing said trustee or his authorized agent to sell the described property in accordance with 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 August 10, 2001, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200108100267.
7. The trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Skagit County Superior Court, 205 West Kincaid Street, Mount Vernon, Washington, a public place, at 10:00 a.m. on November 16, 2001, 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 once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale; and further, included with this notice, which was transmitted to or served upon the Borrower, Grantor, or any Guarantor a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Borrower's and Grantor's note and deed of trust were attached.



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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 RCW Ch. 61.24
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days prior to the date of trustee's sale and said obligation secured by said deed of trust remaining unpaid, on February 15, 2002, the date of sale, as continued, which was not less than 190 days from the date of default in the obligation secured, the trustee or his duly authorized agent then and there sold at public auction to said Grantee, the highest bidder therefor, the property herein above described, for the sum of \$392,735.12 by the satisfaction in full of the obligation then secured by said deed of trust, together with all fees, costs and expenses as provided by statute.

DATED this 19 day of February, 2002.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

683
FEB 20 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

By

[Signature: Stuart P. Kastner]
STUART P. KASTNER, Successor Trustee

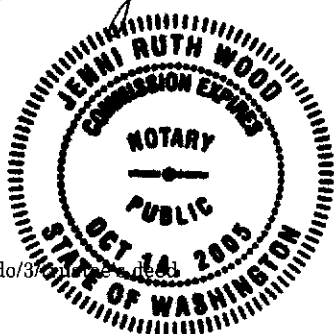
STATE OF WASHINGTON)

COUNTY OF KING)

ss.

On this day personally appeared before me STUART P. KASTNER, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes stated therein.

GIVEN under my hand and official seal this 19th day of February, 2002.



SPK/tdo/3/02

[Signature: Jenni Ruth Wood]
Name: Jenni Ruth Wood
NOTARY PUBLIC, State of Washington
My appointment expires 10/14/05



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