



200203260103

Skagit County Auditor

3/26/2002 Page 1 of 3 1:25PM

**WHEN RECORDED, RETURN TO:**

Bruce Fine  
 Aiken & Fine, P.S.  
 2131 Second Avenue  
 Seattle, WA 98121

FIRST AMERICAN TITLE CO.

67228

Document Title(s): **Trustee's Deed**

Reference numbers of related documents: **Deed Of Trust: 9903050182,**  
**Assignment: 9903050183**

Grantor(s): **Fine, Bruce**Grantee: **Beck, Arthur O. and Barbara A.**Legal Description: **Section 17, Township 35, Range 6; Ptn. NW 1/4**Assessor's Property Tax Parcel Account Number(s): **350617-2-009-0105 (P41325)****TRUSTEE'S DEED**

THE GRANTOR, Bruce Fine, 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: Arthur O. Beck and Barbara A. Beck, husband and wife, grantees, that real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the East 1/2 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1072 feet South and 700 feet West of the Northwest corner of the Northwest 1/4 of said section, said point being the Southeast corner of that certain 12 foot strip reserved by F. A. Ramey and Pauline Ramey in Deed filed under Auditor's File No. 430178, records of Skagit County, Washington; thence South, a distance of 138.00 feet to the Southwest corner of that certain tract described in deed to F. M. and Mary L. Foster, filed in under Auditor's File No. 146372, records of Skagit County, Washington; thence East along the South line of said Foster Tract a distance of

86.00 feet; thence North parallel with the West line of said Foster Tract a distance of 156.00 feet; thence Southwesterly a distance of 87.73 feet to the point of beginning.

**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 David Barron and Pauline M. Barron, husband and wife, as Grantors, to First American Title Insurance Company Of Skagit County, as Trustee, and John W. Binschus, as Beneficiary, dated December 3, 1998, recorded March 5, 1999 under Auditor's File No. 9903050182, records of Skagit County, Washington, the beneficial interest in which was assigned to Arthur O. Beck and Barbara A. Beck, husband and wife, under an Assignment of Deed of Trust recorded under Auditor's File No. 9903050183, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$26,000.00 with interest thereon, according to the terms thereof, in favor of John W. Binschus, as 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 Grantors 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Arthur O. Beck and Barbara A. Beck, husband and wife, being then the holders of the indebtedness secured by said Deed of Trust, directed 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 December 6, 2001 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200112060074.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, a public place, 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 between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before

**TRUSTEE'S DEED - 2**



200203260103  
Skagit County Auditor

the date of sale; 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, to which copies of the Grantor's Note and Deed of Trust were attached.

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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 15, 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 Grantees, the highest bidder therefor, the property hereinabove described, for the sum of \$36,926.61 by the satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs, and expenses as provided by statute.

DATED this MAR 18 2002.

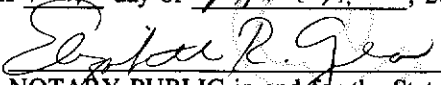
  
(Trustee)

STATE OF WASHINGTON  
COUNTY OF KING

On this day personally appeared Bruce Fine, 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 therein mentioned.

GIVEN under my hand and official seal this 18th day of MARCH, 2002




  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle.

Appointment Expires: 7-22-02

Printed Name: Elizabeth R. Giba

#1255  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 26 2002

Amount Paid \$ 0  
By  Skagit Co. Treasurer  
Deputy

TRUSTEE'S DEED - 3



200203260103

Skagit County Auditor

3/26/2002 Page 3 of 3 1:25PM