



200204080137

Skagit County Auditor

4/8/2002 Page 1 of 4 12:22PM

Filed for record at the request of:
Real Estate Management Corporation
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: TRUSTEE'S DEED
GRANTOR: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: LANTANA REAL ESTATE, L.L.C.
LEGAL DESCRIPTION: a ptn of NE ¼ of NW ¼, 29-35-6, W.M.
TAX ACCOUNT NO.: 350629-0-011-0007
350629-0-006-0004

TRUSTEE'S DEED

The Grantor, Real Estate Management Corporation, a Washington Corporation, as 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 LANTANA REAL ESTATE, L.L.C., GRANTEE, that real property, situated in the County of Skagit, and described as follows:

**Legal Description attached hereto as Schedule "A-1"
and incorporated herein by this reference**

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 dated March 18, 1994, recorded March 31, 1994, under Auditor's File No. 9403310119, records of Skagit County, Washington, from LARRY G. BERKLEY, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation, as Trustee, to secure an obligation in favor of DONALD K. SHOUSE and VIRGINIA ANN SHOUSE, husband and wife, the beneficial interest of which was subsequently assigned to ERROL HANSON, successor beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the original sum of \$100,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, and to secure any other sums of money which might become due and payable under the terms of the 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make 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. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the described premises.

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 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. 200112280164.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse lobby in the City of Mount Vernon, State of Washington, a public place, on April 5, 2002, at 10:00 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served 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 April 5, 2002, the date of the 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 \$30,000.00.

Dated this 8th day of April, 2002.

REAL ESTATE MANAGEMENT CORPORATION

By: Kent Haberly

Kent Haberly, President

p. 2 of 3 - Trustee's Deed

#1469
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2002

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



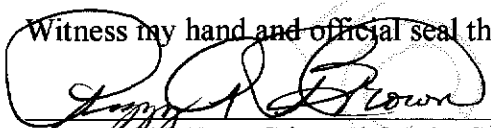
200204080137
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4/8/2002 Page 2 of 4 12:22PM

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the 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 is authorized to execute the said instrument.

Witness my hand and official seal this 8th day of April, 2002.


NOTARY PUBLIC in and for the State of
Washington, residing at Burlington
My appointment expires 4-1-03

Peggy A. Brown



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Skagit County Auditor

Schedule "A-1"

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northwest corner of that certain tract conveyed to Charlotte L. Pursche and Camille Jaquith by instrument dated April 18, 1968, recorded April 24, 1968, under Auditor's File No. 712893, said point being on the Easterly line of the County Road and 528.7 feet, more or less, North of the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence Easterly along the North line of said Pursche-Jaquith Tract, 140 feet to the Northeast corner thereof; thence Northerly parallel with the East line of said County Road, 113.17 feet, more or less, to the South line of the County Road, which runs along the North line of said subdivision; thence West along the South line, 140 feet to its intersection with the Easterly line of the County Road along the West line of said subdivision; thence Southerly along said County Road, 114.31 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the East line of the County Road, 328.7 feet North of the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence East 140 feet; thence Northerly parallel to the East line of said County Road, 200 feet; thence West 140 feet to the East line of said County Road; thence South along the East line of said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.



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4/8/2002 Page 4 of 4 12:22PM