

Filed for Record at Request of:

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

200204110068  
Skagit County Auditor  
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**TRUSTEE'S DEED**  
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The GRANTOR, DAVID L. DAY, 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: DONALD M. JAGGER, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOTS 6, 7, 8, and 9, Block 14, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington

014 DLD  
Assessor's Tax Parcel Number: 4166-001-009-0004

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 November 7, 1996, recorded November 13, 1996, under Auditor's File No. 9611130044, records of Skagit County Washington, from Tracy E. Drummond, a single man as Grantors to Island Title Company, as Trustee, which Trustee has been succeeded by DAVID L. DAY to secure an obligation in favor of Donald M. Jagger. Subsequently, an Assumption Agreement was signed by Lynne Childs on July 20, 1998, recorded on July 24, 1998, under Auditor's File No. 9807240002, records of Skagit County.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory Notes in the sum of \$90,587.00 with interest thereon, according to the terms thereof, in favor of DONALD M. JAGGER and JOAN A. JAGGER 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) DONALD M. JAGGER, 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 DECEMBER 7, 2001, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200112070027.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as SKAGIT COUNTY COURTHOUSE, Third and Kincaid Streets, Mount Vernon, Washington, a public place, 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 ninety days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the eleventh 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, 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 notice 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 obligations secured by said Deed of Trust remaining unpaid, on MARCH 22, 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 \$97, 623.88 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 this 4 day of April, 2002.

David L. Day  
DAVID L. DAY - Trustee

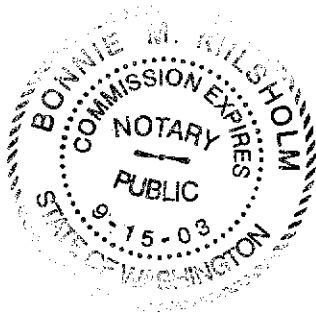
STATE OF WASHINGTON )

) SS:

COUNTY OF SKAGIT )

On this day personally appeared before me DAVID L. DAY, 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 4 day of April, 2002.



Bonnie Kilschholm  
NOTARY PUBLIC for Washington.

My Commission Expires: 9-15-03

1550  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 11 2002

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LP Deputy



200204110068

Skagit County Auditor

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