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Skagit County Auditor

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Filed for Record at Request of:

David L. Day, Attorney at Law

POB 526

Burlington, WA 98233

TRUSTEE'S DEED

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: GERALD F. PETERSEN and VIOLA PETERSEN, GRANTEES, that real property, situated in the County of Skagit, State of Washington, described as follows:

Government Lot 9, EXCEPT the North 660 feet thereof, and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 29, and Government Lots 1 and 4, Section 32, ALL in Township 36 North, Range 11 East, W. M.

Assessor's Tax Parcel Number: 361129-4-006-0008, 361129-0-010-0000, 361132-0-010-0005, 361132-0-001-0006

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 BUTTERFIELD FORESTRY, INC., as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY as Trustee (which trustee has been succeeded by DAVID L. DAY), and GERALD F. PETERSEN and VIOLA PETERSEN as Beneficiaries, dated June 21, 1999, recorded June 28, 1999, as No. 9906280181, in Book 2011, Page 0433, records of Skagit County, Washington.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory Note in the sum of \$250,000 with interest thereon, according to the terms thereof, in favor of GERALD PETERSEN and VIOLA PETERSEN 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) GERALD F. PETERSEN and VIOLA PETERSEN, being then the holders 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 26, 2001, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property as No. 200110260063.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, a public place, at ten 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 February 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 Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$261,716.30 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.



