

RETURN TO:
JOHN W. HICKS
SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: Trustee's Deed
ORIGINAL DEED OF TRUST: 9310180182 and 9405160128
GRANTOR: LIND, MARTIN, Successor Trustee
GRANTEE: DELBON, LLC, a Washington limited liability company
ABBREVIATED LEGAL DESCRIPTION: a ptn of Lots 23, 24, 25, 26, 33 & 34, Norman & Wood's Sub
ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.
ASSESSOR'S TAX PARCEL NUMBER: 3808-000-023-0001/P58122

TRUSTEE'S DEED

The Grantor, MARTIN LIND, as present Trustee under those two Deeds of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to DELBON, LLC, a Washington limited liability company, Grantee, that real property, situated in the county of Skagit, state of Washington, described as follows:

That certain tract of land listed and described on EXHIBIT "A" attached hereto and by reference made a part hereof.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by those certain Deeds of Trust between BDHP, INC., a Washington corporation, Grantor, to Land Title Company of Skagit County, Trustee, and DELBON, LLC, a Washington limited liability company, as Beneficiary, as follows:

1) Dated October 31, 1995, and recorded August 23, 1996, as Auditor's No. 9608230105 records of Skagit County, Washington. MARTIN LIND was appointed Successor Trustee under Auditor's No. 200205010117, and

2) Dated October 31, 1995, and recorded August 23, 1996, as Auditor's No. 9608230104, records of Skagit County Washington. MARTIN LIND was appointed Successor Trustee under Auditor's No. 200205010117, and

Said Deeds of Trust were executed to secure, together with other undertakings, the payment of Promissory Notes in the sum of \$94,111.35 and \$97,353.34, respectively, with interest thereon, according to the terms thereof, in favor of LES BONNER AND LAURA BONNER and RALPH DELGUIDICE, both beneficial interests assigned to DELBON, LLC, a Washington limited liability company, and to secure any other sums of money which might become due and payable under the terms of said Deeds of Trust.

3. The described Deeds of Trust provide that the real property conveyed 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 Deeds of Trust make 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. DELBON, LLC, Washington limited liability company, being the then holder of the indebtedness secured by said Deed of Trust, delivered to the said Successor Trustee a written request directing the said Successor Trustee to sell the described premises.

6. The defaults specified in the "Notice of Default" not having been cured, the Successor Trustee, in compliance with the terms of said Deeds of Trust, executed and on February 27, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's 200202280186. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the main floor lobby in the Skagit County Superior Courthouse, Mount Vernon, Washington, a public place, at 9 o'clock, a.m., on June 7, 2002, 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 Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; 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, to which copies of the Grantor's Note and Deed of Trust were attached.



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Skagit County Auditor

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 R.C.W.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining on June 7, 2002, the date of the sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$321,945.29, by the satisfaction in full of the obligation then secured by said Deeds of Trust, together with all fees, costs and expenses as provided by statute.

DATED: June 7, 2002.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2542

JUN 10 2002

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ss.

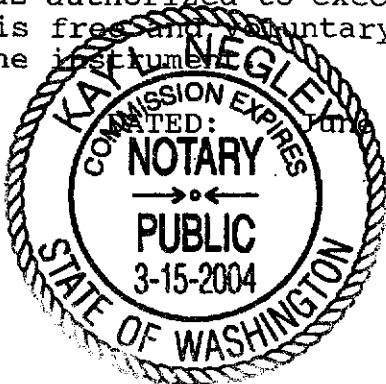
[Signature]
MARTIN LIND, WSBA 6509,
Successor Trustee



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I certify that I know or have satisfactory evidence that MARTIN LIND, is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



NOTARIZED: June 7, 2002.

[Signature]
Printed name: KAY L. NEGLEY
Notary Public in and for the state of
Washington, residing at Mount Vernon
My appointment expires: 3/15/2004

PARCEL "A":

That portion of Lot 23, lying North of that certain strip of land conveyed to the City of Anacortes, by deed dated May 15, 1959, and recorded June 15, 1959, under Auditor's File No. 581814, records of Skagit County, Washington, in Volume 302 of Deeds, page 703, "PLAT OF NORMAN & WOOD'S SUB-DIVISION", as per plat recorded in Volume 4 of Plats, page 56, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH septic easement in favor of subject property as created by Easement for Septic System, dated July 16, 1982, recorded July 27, 1982, under Auditor's File No. 8207270035, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "C":

TOGETHER WITH parking easement in favor of subject property as created by Easement recorded July 23, 1993, under Auditor's File No. 9307230020, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT A



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