## After Recording Return Document to:

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Zylstra Beeksma Waller & Dale, P.L.L.C. 791 S. E. Barrington Drive Oak Harbor, WA 98277

FIRST AMERICAN TITLE CO.

Grantor(s):

Zylstra Beeksma Waller & Dale, P.L.L.C.

107921

Grantee(s):

Pacific Northwest Bank, a Washington Corporation

Abbreviated Legal

Description:

SECTION 18, TOWNSHIP 35, RANGE 5; PTN LOT 1 (full legal description on page 1 of document)

Assessor's Property Tax

Parcel or Acct. No:

350518-0-031-0007

**Document Modified:** 

Deed of Trust dated December 11, 1998 and recorded on

December 30, 1998 under Auditor's File No. 9812300174, records

of Skagit County, State of Washington

## TRUSTEE'S DEED

Zylstra Beeksma Waller & Dale, P.L.L.C., the GRANTOR, 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 Pacific Northwest Bank, a Washington Corporation hereinafter referred to as GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

The North 1/3 of Government Lot 1 of Section 18, Township 35 North, Range 5 East, W.M. Except County Roads, and also Except the North 315 feet thereof.

## **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 December 11, 1998, recorded December 30, 1998, under Auditor's File Number 9812300174, records of Skagit County, State of Washington from Gregory David Bisbey, and Belinda Bisbey as Grantors to First American Title as Trustee, to secure

an obligation in favor of InterWest Bank nka Pacific Northwest Bank who was the original Beneficiary or, due to the assignment is now the current Beneficiary.

- 2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$165,500.00 with interest thereon, according to the terms thereof, in favor of InterWest Bank nka Pacific Northwest Bank 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 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
- 5. InterWest Bank nka Pacific Northwest Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with 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 the said Deed of Trust, executed, and on March 1, 2002, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property.
- 7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as United States Post Office in the City of Anacortes, State of Washington, a public place, at 10:00 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 once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the 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.



- .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 Revised Code of Washington, Chapter 61.24 et seq.
- 10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 28, 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 \$163,520.00 cash or by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.
- 11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

SKAGIT COUNTY WASHINGTON HEAL ESTATE EXCISE TAX

Dated: July 2, 2002.

ZYLSTRABÉEKSMAWALLER & DALE, P.L.L.C.,

M-Keli

JUL 0 3 2002

Amount Paid 9 BY Skagit Co. Treasurer

KENTON L. DALE

STATE OF WASHINGTON

ss.

COUNTY OF ISLAND

I Certify that I know or have satisfactory evidence that KENTON L. DALE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a member of Zylstra Beeksma Waller & Dale, P.L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 2, 2002.

Kathryn M. Kelly Notary Public

My Appointment Expires: 6/7/05

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