



200207300011  
Skagit County Auditor

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WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**TRUSTEE'S DEED**

GRANTOR: JAMES E. ANDERSON, Successor Trustee

GRANTEES: CHARLES R. LOWRY, as his separate estate and  
PATRICK L. LOWRY, as his separate estate

LEGAL DESCRIPTION: Lot 126, "Skyline No. 6", according to the plat thereof recorded in Volume 9 of Plats, pages 64 through 67A, records of Skagit County, Washington. Together with that certain mobile home 1972 Olympian, 64x14, VIN #2161.

TAX PARCEL NO.: 3822-000-126-0017, R59540

The GRANTOR, JAMES E. ANDERSON, as successor Trustee under that Deed of Trust, as hereafter particularly described, in consideration of the premises and consideration recited below, hereby grants and conveys, without warranty, to: CHARLES R. LOWRY, as his separate estate, and PATRICK L. LOWRY, as his separate estate, GRANTEES, the above described real property, situated in the County of Skagit, State of Washington.

**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 JOSEPH H. HOOPER and LISA M. BORGOYNE, as Grantors to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and CHARLES R. LOWRY, PATRICK L. LOWRY and KATHRYN A. LOWRY as Beneficiaries, dated May 24, 2000, recorded May 30, 2000, Auditor's No. 200005300118, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in

the sum of \$58,000 with interest thereon, according to the terms thereof, in favor of CHARLES R. LOWRY, PATRICK L. LOWRY and KATHRYN A. LOWRY 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 there 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 Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 day advance Notice of Default was transmitted to the Grantors, and a copy of said Notice was posted or served in accordance with the law.

5. The Beneficiaries being then the holders of the indebtedness secured by said Deed of Trust, caused to be delivered to said Trustee a written 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 on April 23, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200204230219.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as July 26, 2002 at the first floor lobby of the U.S. Post Office located at the corner of 6th Street and Commercial Avenue in the City of Anacortes, State of Washington, a public place, at 9 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 once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale, in a legal newspaper in the county in which the property is situated; and further, included with this Notice, which was transmitted to or served upon the Grantors as required by law, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached.

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