



200208140109

Skagit County Auditor

8/14/2002 Page 1 of 4 3:53PM

This Space Provided for Recorder's Use

WHEN RECORDED RETURN TO:

Deborah Lewis
Farleigh, Wada & Witt, P.C.
121 S.W. Morrison, Suite 600
Portland, OR 97204

ISLAND TITLE CO.

8619430

TRUSTEE'S DEED

Grantor: Harold B. Scoggins, III, Successor Trustee

Grantee: Wells Fargo Bank Northwest, N.A.

Legal Description: Ptn. Lots 2, 14, 15 and 16, STATE STREET ADDITION TO SEDRO, Vol. 3, pg. 61, as described on the attached Exhibit A and by this reference incorporated herein

Assessor's Property Tax Parcel or Account No.: 4173-000-016-0104 / 4173-000-015-0006
4173-000-014-0205 / 4173-000-002-0308

Reference Numbers of Documents Assigned or Released: 9901060075

The Grantor, Harold B. Scoggins, III, 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:

Wells Fargo Bank Northwest, N.A., Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Exhibit A attached hereto and by this reference incorporated herein.

RECITALS:

1. The conveyance is made pursuant to the powers, including the power of sale, conferred upon said Successor Trustee by that certain Deed of Trust dated December 29, 1998, recorded January 6, 1999, as Instrument No. 9901060075, records of Skagit County, Washington, from Edward A. Boone and Stephanie Mink-Boone, as Grantor, to Wells Fargo Bank (Arizona), N.A., as Trustee, to secure an obligation in favor of Wells Fargo Bank, N.A., as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$196,000.00, with interest thereon, according to the terms thereof, in favor of Wells Fargo Bank, N.A. 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 agriculture 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. Wells Fargo Bank Northwest, N.A., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Successor 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on April 26, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No.200204260171, of said Records.
7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale at **the Skagit County Courthouse, 205 W. Kincaid St., Mt. Vernon, Washington**, a public place, on **August 9, 2002, at 11:00 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 90 days before the sale; further, the Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

2 - TRUSTEE'S DEED
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EXHIBIT 'A'

PARCEL A:

The South 18 feet of Lot 2, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL B:

The North Half of Lot 15, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL C:

The North 80 feet of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL D:

The West 80 feet of Lot 14, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington;

EXCEPT the South 144-1/2 feet thereof.

PARCEL E:

The South 64-1/2 feet of the North Half of the East Half of Lot 16, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

PARCEL F:

A non-exclusive easement for ingress and egress over and across the West 20 feet of Lot 3, STATE STREET ADDITION TO SEDRO, according to the plat thereof recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.

- END OF EXHIBIT 'A'



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8/14/2002 Page 4 of 4

3:53PM