

AFTER RECORDING RETURN TO:

Name William R. Allen
Address 504 East Fairhaven, Suite 201
City, State, Zip Burlington, WA 98233



200208230083

Skagit County Auditor

8/23/2002 Page 1 of 3 10:42AM

Grantor. Allen, William R.
Grantee. Security Investors, Inc.
Abbrev. Leg. Ptn Lot 2, All of Lots 3- 6, Blk 2, SUPERIOR HEIGHTS
CONCRETE, Vol. 3, p. 89
Tax Acct No. 4063-002-006-0000/ P108025
Ref. No. 199909100117

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

AUG 23 2002

Amount Paid \$ 3858
Skagit Co. Treasurer
By *[Signature]* Deputy

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

SECURITY INVESTORS, INC., a Washington corporation, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 2 through 6, Block 2, SUPERIOR HEIGHTS ADDITION TO THE TOWN OF CONCRETE, according to the plat thereof recorded in Volume 3 of Plats, page 89, records of Skagit County, Washington.

Situate in Skagit County, Washington.

(commonly known as 7256 Baker Street, Concrete, WA 98237)

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust, dated August 30, 1999 and recorded on September 10, 1999, under Auditors File No. 199909100117 Records of Skagit County, from Levi J. Nesmith, a single man, as Grantor, to Island Title Company, as Trustee, to secure an obligation in favor of Raymond Klingel and Jean Klingel, husband and wife, as

Beneficiary, the beneficial interest of which was assigned to SECURITY INVESTORS, INC., a Washington corporation by Assignment of Deed of Trust recorded under Auditor's File No. 200202010095, 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 \$31,000.00, with interest thereon, according to the terms thereof, in favor of Raymond Klingel and Jean Klingel, husband and wife, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 served or posted in accordance with law.

5. Security Investors, Inc., 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 said Deed of Trust, executed and on May 21, 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. 200205210139.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as August 23, 2002, on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, Washington, a public place, at 10:00 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 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 date of sale, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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 RCA.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 23, 2002, the date of sale, which was not less than 190 days from 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 \$32,039.44, 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.

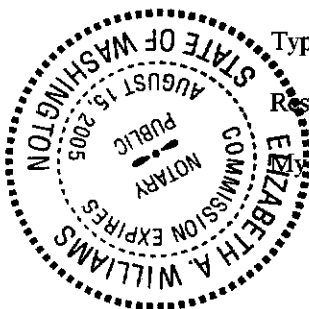
DATED this 23rd day of August, 2002.


William R. Allen, Trustee

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that William R. Allen ~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be ~~his~~ her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated August 23, 2002.



Typed/printed notary name


ELIZABETH A. WILLIAMS

Residing at

Skagit County

My appointment expires

8-15-05

