

When Recorded Return to:

HILLIS CLARK MARTIN & PETERSON, P.S.
Attn: Denise A. Ruiz
500 Galland Building
1221 Second Avenue
Seattle, WA 98101



200208270080
Skagit County Auditor
8/27/2002 Page 1 of 4 11:29AM

FIRST AMERICAN TITLE CO.

68112

TRUSTEE'S DEED

Grantor(s):	HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee
Grantee(s):	WASHINGTON FEDERAL SAVINGS
Legal Description (abbreviated):	Section 24, Township 35, Range 4; Ptn. NE – NE aka Tract "B" of Short Plat SW-02-98
Assessor's Tax Parcel Identification No(s):	350424-1-116-0200
Reference Nos. of Documents Released or Assigned:	9812300098; 9906210073

The Grantor, Hillis Clark Martin & Peterson, P.S., as present Successor 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 Washington Federal Savings, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot "B", SEDRO-WOOLLEY SHORT PLAT NO. SW-02-98, Approved October 26, 1998, and recorded December 4, 1998, in Volume 13 of Short Plats, Pages 189 and 190, under Auditor's File No. 9812040074, records of Skagit County, Washington Being A PORTION OF the Northeast Quarter of the Northeast Quarter of Section 24, Township 35 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

RECITALS

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Successor Trustee by that certain Deed of Trust between Alfredo A. Vizcaya and

Paula F. Vizcaya, husband and wife, as Grantor, to Island Title Company, as Trustee, and Washington Federal Savings, as Beneficiary, dated December 29, 1998, and recorded on December 30, 1998, under Auditor's No. 9812300098, records of Skagit County, Washington, and by the Appointment of Successor Trustee recorded on February 19, 2002, under Auditor's No. 200202190123, records of Skagit County, Washington. The Deed of Trust is subject to a modification of deed of trust and notice of modification dated May 28, 1999 and recorded under Auditor's No. 9906210073.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$139,500.00 with interest thereon, according to the terms thereof, in favor of Washington Federal Savings, and to secure the performance of any other obligations and the payment of 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 Notice of Trustee's Sale described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty day advance Notice of Default was transmitted to the Grantor, or the Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Washington Federal Savings, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee a written request directing said Trustee to sell the described property in accordance with the 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 March 20, 2002, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's No. 200203200171.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as inside the main entrance lobby, Old Skagit County Courthouse, Third and Kincaid, Mount Vernon, Washington, a public place, on June 28, 2002, at 10:00 a.m., which sale was continued by public proclamation to August 23, 2002, and in accordance with the 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 ninety days before the sale; further, the 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 in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or the Grantor's 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.

Trustee's Deed


200208270080
Skagit County Auditor
8/27/2002 Page 2 of 4 11:29AM

8. On June 20, 2002, Grantor filed a petition for relief under Chapter 7 of the Bankruptcy Code in the United States Bankruptcy Court, Western District of Washington at Seattle, under Cause No. 02-17609. As a result of the filing of such bankruptcy petition, the Trustee's sale, as originally scheduled, was automatically stayed by Section 362(a) of the Bankruptcy Code. On August 14, 2002, an Order was entered by the Bankruptcy Court providing relief from the automatic stay to the Beneficiary and authorizing the Trustee to proceed with its non-judicial foreclosure against the above-referenced property.

9. During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by said Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

10. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notice to be given, as provided in Chapter 61.24 RCW.

11. The defaults specified in the Notice of Trustee's Sale not having been cured ten days prior to the date of 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 the date of default in the obligation then secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$151,811.12 by the forgiveness in such sum of the obligation then secured by said Deed of Trust and all fees, costs, and expenses as provided by statute.

DATED this 26th day of August, 2002.

HILLIS CLARK
MARTIN & PETERSON, P.S.

By Joseph Sakay
Joseph Sakay
Successor Trustee

3943
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 27 2002

Amount Paid \$ 0
Skagit County Treasurer
By: Deputy

Trustee's Deed

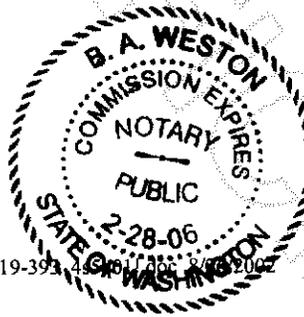


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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Joseph Sakay, to me known to be a representative of Hillis Clark Martin & Peterson, P.S., the professional service corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

SUBSCRIBED AND SWORN to before me this 26th day of August, 2002.



B. A. Weston
Name B. A. Weston
NOTARY PUBLIC in and for the State of
Washington residing at Seattle.
My appointment expires 2/28/06.

#223118 15419-393 250911008 8/26/2002

Trustee's Deed



200208270080
Skagit County Auditor

8/27/2002 Page 4 of 4 11:29AM