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200209050015
Skagit County Auditor
9/5/2002 Page 1 of 3 9:44AM

When Recorded Return to:

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

FIRST AMERICAN TITLE CO.
69063

TRUSTEE'S DEED

Grantor(s):	HILLIS CLARK MARTIN & PETERSON, P.S., Successor Trustee
Grantee(s):	HOMESTREET BANK
Legal Description (abbreviated):	Section 29, Township 34, Range 4; Ptn. NW ¼ - NW ¼, aka Lot 1, Short Plat No. MV-10-94, situate in the County of Skagit, State of Washington.
Assessor's Tax Parcel Identification No(s):	340429-0-091-0003
Reference Nos. of Documents Released or Assigned:	9809220093

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 HomeStreet Bank, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Tract 1, of MOUNT VERNON SHORT PLAT NO. 10-94, Approved March 31, 1995, recorded April 3, 1995, in Volume 11 of Short Plats, Pages 190 and 191, under Auditor's File No. 9504030057, Records of Skagit County, Washington, and Being A PORTION OF the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., situate in the County of Skagit, State of Washington;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4110
SEP 05 2002

Trustee's Deed

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

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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 John A. Montgomery and Bridgit M. Montgomery, husband and wife, as Grantor, to First American Title Company of Skagit County, as Trustee, and Continental Savings Bank, as Beneficiary, dated September 14, 1998, and recorded on September 22, 1998, under Auditor's No. 9809220093, records of Skagit County, Washington, and by the Appointment of Successor Trustee recorded on May 30, 2000, under Auditor's No. 200005300032, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$115,260.00 with interest thereon, according to the terms thereof, in favor of Continental Savings Bank, 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. HomeStreet Bank, f/k/a Continental Savings Bank, 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 May 28, 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. 200205280166.

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, 3rd and Kincaid, Mount Vernon, Washington, a public place, on August 30, 2002, at 10:00 a.m., 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



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Skagit County Auditor

