

AFTER RECORDING RETURN TO:

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



200209130098

Skagit County Auditor

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Grantor: Allen, William
Grantee: Skagit State Bank
Abbrev. Leg. Lot 1, Skagit County Short Plat No. PL 00-0344, AFN 200108270154
Ptn of SE ¼ of Sec 12, T35N, R4E
Tax Parcel No. 350412-0-009-0002/ P36234
Reference No. 9809140155

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:

GRANTEE, Skagit State Bank, a Washington corporation, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 1, Skagit County Short Plat No. PL00-0344, as approved August 27, 2001, and recorded August 27, 2001, under Auditor's File No. 200108270154;
Being a portion of the Southeast Quarter of Section 12, Township 35 North, Range 4 East of the Willamette Meridian.

Situate in Skagit County, Washington.

(commonly known as 7785 Fredricksson Road, Sedro-Woolley, WA 98284),

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust Deed of Trust, dated September 11, 1998, recorded September 14, 1998, under Auditor's File Number 9809140155, records of Skagit County, Washington, from John W. Binschus, a single man, as Grantor(s), to Island Title Company, as Trustee, to secure an obligation in favor of Skagit State Bank,

as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$230,160.63, with interest thereon, according to the terms thereof, in favor of Skagit State Bank 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. Skagit State Bank, 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 June 4, 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. 200206040072.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the time and place of the sale as September 13, 2002, at the hour of 10:00 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, 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



RCW.

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 September 13, 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 \$241,429.05, 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 13th day of September, 2002.

William R. Allen
William R. Allen, Trustee

#4245
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 13 2002

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

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

Dated September 13, 2002.



Typed/printed notary name

Elizabeth A. Williams

ELIZABETH A. WILLIAMS

Residing at

Skagit County

My appointment expires

8-15-05

SSB/BinschusTrusteeDeed



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