

After Recording Return to:

Thomas F. Peterson  
Betts, Patterson & Mines, P.S.  
One Convention Place, Suite 1400  
701 Pike Street  
Seattle, Washington 98101-3927



200211070002

Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

5100646

### TRUSTEE'S DEED

|                           |  |
|---------------------------|--|
| Grantor                   | Thomas F. Peterson   |
| Grantee                   | R. Kirk Wilson and Paula G. Wilson   |
| Abbr. Legal Description   | Lots 1, 2, 3 and 4 of SP 97-0043 in 29-33-4E W.M.<br>(Complete legal descr. on Ex. A.) |
| Reference No.             | 9703050031   |
| Assessor's Tax Parcel No. | 330429-1-003-0413 R17445   |

Thomas F. Peterson, the Grantor, 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 R. Kirk Wilson and Paula G. Wilson hereinafter referred to as Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Legal description on attached Exhibit A incorporated herein by this reference.

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated March 4, 1997, recorded March 5, 1997, under Auditor's File Number 9703050031, Records of Skagit County, State of Washington from Alan Hovenden and Geraldine Hovenden, husband and wife, and Stephen A. Crandall and Holly K. Crandall, husband and wife, as Grantors to Island Title Company as Trustee, to secure an obligation in favor of Kirsten Seward, who was the original Beneficiary. Due to assignment, recorded on May 10, 2002, under Auditor's File Number 200205100126, R. Kirk Wilson and Paula G. Wilson, husband and wife, are now the current Beneficiaries.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$140,000.00 with interest thereon,

according to the terms thereof, in favor of Kirsten Seward 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 agricultural 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. R. Kirk Wilson and Paula G. Wilson, husband and wife, being then the holders 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 July 22, 2002, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the Skagit County Courthouse in Mount Vernon, Washington, a public place, at 10:00 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 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.

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 Revised Code of Washington, Chapter 61.24, *et seq.*

10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 25, 2002, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at

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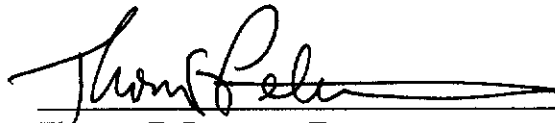
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public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$165,129.19 cash or by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED: October 28, 2002.



Thomas F. Peterson, Trustee

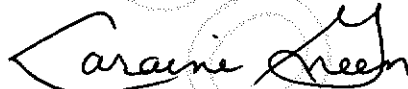
STATE OF WASHINGTON )

COUNTY OF KING )

SS:

I certify that I know or have satisfactory evidence that Thomas F. Peterson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee, of Seed of Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 28, 2002.



Notary Public

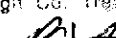
Print Name LARAIN GREEN

My appointment expires 8/20/06



# 5244  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 07 2002

Amount Paid 10  
Skagit Co. Treasurer  
By  Deputy

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## EXHIBIT A

### PARCEL A:

That portion of the South Half of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of said subdivision; thence North 88°27'51" West along the South line thereof a distance of 219.46 feet to the true point of beginning; thence continue North 88°27'51" West a distance of 677.94 feet;

thence North 01°32'09" East, perpendicular to the South line of said subdivision a distance of 1,295.61 feet to a point on the North line of said subdivision;

thence South 88°24'05" East a distance of 677.95 feet to a point which bears North 01°32'09" East from the true point of beginning;

thence South 01°32'09" West a distance of 1,294.87 feet to the true point of beginning;

EXCEPT any portion thereof lying Northerly of the year round stream which flows East to West through said subdivision.

### PARCEL B:

An easement for ingress, egress, and utilities over, under, and across the following described parcels:

The West 60 feet of the Northeast Quarter of the Southeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

AND the South 60 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 200 feet thereof.

### WHICH PROPERTY IS NOW KNOWN AS

Lots 1, 2, 3, and 4, including tracts "A", "B", "C", and "D" of Short Plat No. 97-0043, approved September 21, 1999, recorded October 22, 1999 under Auditor's File No. 199910220076, records of Skagit County, Washington, and being a portion of the South Half of the Northeast Quarter of Section 29, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over and across the West 30 feet of Lot 2 and the East 30 feet of Lot 1 of said Short Plat, and over and across North Starbird Road as shown on the face of Short Plat Nos. 97-0038 and 97-0043

Situate in the County of Skagit, State of Washington.

