



200302200086

Skagit County Auditor

2/20/2003 Page

1 of

2 10:40AM

After recording return to  
LUDWIGSON, THOMPSON, HAYES & BELL  
Bellingham Towers, Main Floor  
119 No. Commercial St., P.O. Box 399  
Bellingham, WA. 98227 (360) 734-2000

Document Title: TRUSTEE'S DEED  
Grantor(s) JOHN S. LUDWIGSON, Successor Trustee  
Grantee(s) HORIZON BANK  
Abbreviated Legal Description: Lot 3, Plat of Marine Heights, Vol. 16 of Plats  
p 173 thru 175, inc., records of Skagit Co. Wash.  
Assessor's Tax/Parcel Number(s) 4695-000-003-0000

### TRUSTEE'S DEED

The Grantor, JOHN A. LUDWIGSON, 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: HORIZON BANK, a banking corporation, Grantee, that real property, situated in Skagit County, Washington, described as follows:

Lot 3, "Plat of Marine Heights", as per Plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

PARCEL NO. 4695-000-003-0000

### 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 between LARRY K. GEISEL and RHODA J. GEISEL, as Grantors, to Westward Financial Services as Trustee, and HORIZON BANK, as Beneficiary, dated January 24, 2001, recorded February 2, 2001, as Auditor's No. 200102020106, of the Official 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 \$500,000.00, with interest thereon, according to the terms thereof, in favor of Horizon 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 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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 772  
FEB 20 2003

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

