

FILES FOR RECORDS AT REQUEST OF
ROGER E. RAHLFS
150 NICKERSON ST #201
SEATTLE, WA 98109



200303180153
Skagit County Auditor

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REFERENCE: 9510040050
GRANTOR: ROGER E. RAHLFS, Sucessor Trustee
GRANTEE: CLEORA L. TUBBS
TAX ID#: 350808 0 006 0106
LEGAL DESCRIPTION: TR. A OF AM SP 517-80 IN 7 & 8-35-8 EWM

TRUSTEE'S DEED

The GRANTOR, Roger E. Rahlfs, 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 Cleora L. Tubbs, that real property, situate in the County of Skagit, State of Washington, described as follows:

See Schedule A-1

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 Brian R. McCord, as Grantor, to Stewart Title Guaranty Company, as Trustee, and Cleora L. Tubbs, as Beneficiary, dated 10/2/95, recorded 10/4/95, as No. 9510040050, 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 23,500.00 with interest thereon, according to the terms thereof, in favor of Cleora L. Tubbs 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 Seed of Trust made 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. Cleora L. Tubbs being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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 on 8/27/02, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200209040071, and executed on 10/21/02, recorded in the office of the Auditor of Skagit County, Washington, an "Amended Notice of Trustee's Sale" of said property as No. 200210220121.
7. The Trustee, in the aforesaid "Amended Notice of Trustee's Sale", fixed the place of sale as the front steps/main foyer of the Skagit County Courthouse, a public place, at 10:00 o'clock A.M. on 1/24/03, 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 ninety days before the date; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published according to statute prior to the 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 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.

The date of sale was continued by proclamation and posting to 2/7/03.
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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining



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Schedule "A-1"

P-101936

DESCRIPTION:

Tract 2 of Amended Parcel Survey Map No. 517-80, entitled "Alterra Park Div. II 'A'", approved October 26, 1982 and recorded October 27, 1982, under Auditor's File No. 8210270074, in Volume 6 of Short Plats, pages 20, 21 and 22, records of Skagit County, Washington; being located in Sections 7 and 8 of Township 35 North, Range 8 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Tract "A" of that certain 5 acre Parcel Survey Map No. 145-79, entitled, "Alterra Park Div. I", approved September 17, 1980 and recorded September 26, 1980, under Auditor's File No. 8009260003, in Volume 4 of Short Plats, page 182, records of Skagit County, Washington. (Includes Piscatore Lane and Vista Verde Lane, as delineated on the face of said 5 acre Parcel Survey Map.)

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain private road entitled Vista Verde Lane, as said road is delineated on the face of said Amended Parcel Survey Map No. 517-80, recorded under Auditor's File No. 8210270074.

Situate in the County of Skagit, State of Washington.



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