



200303210276
Skagit County Auditor

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Grantor: Meagher & Meagher LLP, Successor Trustee
Grantee: Snohomish County PUD Employees' Credit Union
Legal Description (abbreviated): Tract 4 of Survey; ptn. Gov't Lot 7, Sec.24, T35N,
R6EWM, Skagit County, State of Washington
Assessor's Tax Parcel ID#: 350613-4-007-0100 R100087 and R100077

TRUSTEE'S DEED

A. CONVEYANCE:

The GRANTOR, Meagher & Meagher LLP, by Joseph Meagher, Successor Trustee (hereafter Trustee), under that Deed of Trust, as hereinafter described, in consideration of the premises and payment, recited below, hereby quit claims, grants, and conveys, without warranty, to the SNOHOMISH COUNTY PUD EMPLOYEES' CREDIT UNION, GRANTEE, that real property, situated in the County of Snohomish, State of Washington, described as follows:

Tract 4 of Survey recorded May 7, 1990, in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, records of Skagit County, Washington; being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East of the Willamette Meridian, a portion of Government Lot 5 of Section 13, Township 35 North, Range 6 East of the Willamette Meridian.

Situated in Skagit County, Washington

B: 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 Charles R. Power, as his separate estate as Grantor, to First American Title Insurance Company as trustee, and Snohomish County PUD Employees' Credit Union, as Beneficiary, dated December 22nd 1998 (December 22nd, 1997), recorded on December 30, 1997, as No. 9712300035, records of Skagit County, Washington.

The Beneficiary appointed Meagher and Meagher LLP successor trustee, which appointment was recorded in the Skagit County Auditor's office, file number 200211120031.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$106,200.00 with interest thereon, according to the terms thereof, in favor of the Snohomish County PUD Employee's Credit Union and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust and Note.

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 and a copy of said Notice was posted in accordance with law.

5. Snohomish County Employees' Credit Union being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Successor Trustee (hereafter 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on November 12, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200211120032.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Main Entrance of the Skagit County Courthouse, 205 W. Kincaid Street, Mt. Vernon, WA 98273, a public place, at 10:00 o'clock 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 posted prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once on or between 35 and 28 days before the date of sale and once on or between 14 and 7 days before the date of sale; and further, included with this Notice, which was transmitted by mail to the Grantor, 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 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 prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on February 28, 2003, the date of sale, which was not less than 190 days from the date of default in



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the obligation secured, the Trustee then and there accepted the bid of the Snohomish County PUD Employees' Credit Union at said public sale, in the sum of \$102,450.85, the amount due on the Note. It was the only bidder.

11. Appointment of Successor Trustee, Notice of Trustee's Sale, and Notice of Foreclosure were mailed to the Internal Revenue Service at 915 2nd Avenue, M/S W246, Lien Desk, Seattle, WA 98174 on November 13, 2002, by certified mail, return receipt requested. The receipt was signed on November 14, 2002, returned to the trustee herein, and is in the possession of the Trustee.

DATED this 19th day of March, 2003.

MEAGHER & MEAGHER LLP, Successor Trustee


By: 
JOSEPH MEAGHER

STATE OF WASHINGTON)

ss.

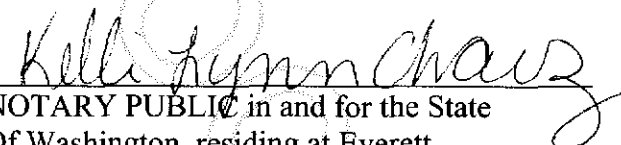
Snohomish County)

1318
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 21 2003
Amount Paid \$
Skagit County Treasurer
By:  Deputy

I hereby certify that I know or have satisfactory evidence that Joseph Meagher has authority to sign this Deed for Meagher & Meagher LLP, Successor Trustee; that he signed this instrument on this 19th day of March 2003, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.




NOTARY PUBLIC in and for the State
Of Washington, residing at Everett
My Commission Expires: 8-3-2004



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