

Filed for Record at Request of
Specialized, Inc. of Washington
c/o Mark Hodges & Associates, P.S.
127 Bellevue Way SE
Suite 100
Bellevue, WA 98004
(800)688-8430



200304010111
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

70951

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS Number: 02-W2363WA

Loan Number: 15581574

TRUSTEE'S DEED

1307745

The **GRANTOR**, Specialized, Inc.,* 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: **COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION**

* of Washington

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

ABBREVIATED LEGAL DESCRIPTION:

PTN. LOT 13, "EVERETT'S SECOND TO CONCRETE"

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

A.P.N.: 4061-001-013-0100(P70809)

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 John P. Beck a married man as his separate estate who also shows of record as John B. Beck, as Grantor, to Recon Service Corp., as Trustee, and Pacwest Services, Inc., as Beneficiary, dated 11/29/2000, recorded 12/6/2000, as Instrument No. 200012060005, in Book/Reel , Page/Frame , records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$95,800.00 with interest thereon, according to the terms thereof, in favor of Pacwest Services, Inc. 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 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. **COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR TO COMMERCIAL FEDERAL MORTGAGE CORPORATION**, 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 12/2/2002 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. 200212020289
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , The main entrance to the Superior Courthouse
205 W. Kincaid St., Mt. Vernon, WA
, a public place, on 2/28/2003 at 10:00 AM, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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.
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 Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 3/7/2003, 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 public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$74,911.00, 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.

Date: March 07, 2003 SKAGIT COUNTY WASHINGTON Specialized, Inc., Trustee
REAL ESTATE EXCISE TAX

APR 01 2003

MARY MCPHEETERS, VICE PRESIDENT

State of CALIFORNIA) ss.
County of SANTA BARBARA)

Amount Paid \$
Skagit Co. Treasurer
By Deputy

On 3/7/2003, before me, JESSICA M. WEBER, a Notary Public in and for said County and State, personally appeared MARY MCPHEETERS personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE

NOTARY PUBLIC

My commission expires: 10/26/05



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Skagit County Auditor

SCHEDULE "C"

Lot 13, Block 1, "EVERETT'S SECOND ADDITION TO CONCRETE, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington; EXCEPT the West 5 feet thereof; ALSO EXCEPT the North 14 feet thereof;

TOGETHER WITH vacated 16 foot alley adjoining on the East; AND TOGETHER WITH that portion of vacated Railroad Avenue adjoining, which upon vacation attached to said premises by operation of law; EXCEPT the North 14 feet of said alley.



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