

200304180112

Skagit County Auditor

4/18/2003 Page

1 of

3 12:15PM

After Recording Return to:
CHESTER T. LACKEY
Battersby Field Professional Building
900 Dupont Street
Bellingham, WA 98225

Document Title: Trustee's Deed
Grantor: Chester T. Lackey
Grantee: Lee L. Cameron and Mary Louise Cameron, husband and wife
Legal: Ptn GL 11, 24-35-6 E W.M. aka Tr.1, Survey 9005070053
Parcel #: 350624-0-008-0200

LAND TITLE COMPANY OF SKAGIT COUNTY

104599

TRUSTEE'S DEED

The Grantor, CHESTER T. LACKEY, 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: LEE L. CAMERON and MARY LOUISE CAMERON, husband and wife, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

See Exhibit "A" attached hereto

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 Power, a married man, as his separate estate, as Grantor, to First American Title Insurance Company, as Trustee, and Gary S. Combs, an unmarried man, as Beneficiary, dated the 15th day of October, 1997, recorded on the 22nd day of January, 1998, under Skagit County Auditor's File No. 9711120099. Assigned to Lee L. Cameron and Mary Louise Cameron, husband and wife, under an Assignment of Deed of Trust recorded under Skagit County Auditor's File No. 9801220078.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$53,500.00, with interest thereon, according to the terms thereof, in favor of Gary S. Combs, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

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, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

Lee L. Cameron and Mary Louise Cameron, 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 the law and terms of said Deed of Trust.

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 the 9th day of January, 2003, 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. 200301080121.

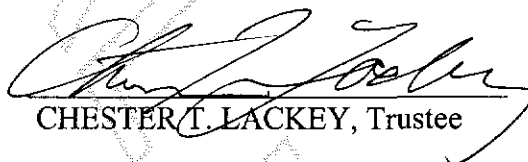
The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 o'clock A.M., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of 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.

During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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.

The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on the 11th day of April, 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 therefor, the property hereinabove described, for the sum of \$79,998.37 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.

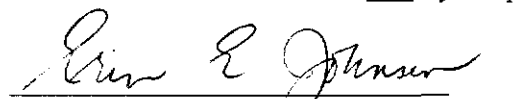
DATED this 15th day of April, 2003.

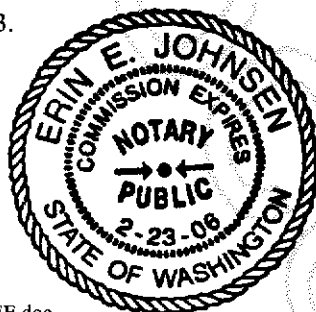

CHESTER T. LACKEY, Trustee

State of Washington)
) ss.
County of Whatcom)

I certify that I know or have satisfactory evidence that CHESTER T. LACKEY is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 15th day of April, 2003.




NOTARY PUBLIC for the State of Washington,
residing at Bellingham
My Commission Expires: 02/23/06



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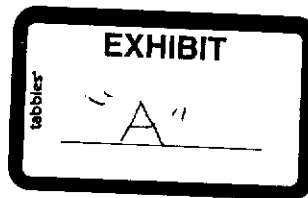
1840
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 18 2003

Amount Paid to 
Skagit Co. Treasurer
By  Deputy



200304180112
Skagit County Auditor



Tract 1 of that certain Survey recorded May 7, 1990, in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, being a portion of Government Lot 11, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide access and utility easement as delineated on the face of said Survey.

Situate in the County of Skagit, State of Washington.



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