



200305060010
Skagit County Auditor
5/6/2003 Page 1 of 2 8:41AM

After recording return to:

Matty & Templeton
3212 NW Byron Street #104
Silverdale, WA 98383

TRUSTEE'S DEED

The Grantor, PETER A. MATTY, as 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 LANDS WEST, INC., a Washington Corporation, Grantee, that real property situated in Skagit County, Washington described as follows:

Lot No. A 35, Lake Tyee Division III, County of Skagit, State of Washington.

Situate in Skagit County, Washington.

Assessor's Tax Parcel ID #4357-001-035-0008

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 RICHARD C. JOHNSON, a single man, as Grantor to ISLAND TITLE COMPANY, a Washington Corporation, Trustee (Resignation and Appointment of Successor Trustee, PETER A. MATTY, dated December 4, 2002), and ROBERT S. ROGERS and GLORIA D. ROGERS, husband and wife, dba LAKE TYEE COMPANY, as Beneficiaries, and LANDS WEST, INC., a Washington Corporation, as the successor beneficiary, dated March 11, 1993, and recorded under Auditor's No. 9304120093.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$4,800.00, with interest thereon, according to the terms thereof, in favor of ROBERT S. ROGERS and GLORIA D. ROGERS, husband and wife, dba LAKE TYEE COMPANY, 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 thereby is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantors, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. LANDS WEST, INC., 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 premises.

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 March 11, 1993, recorded in the office of the Auditor, Skagit County, Washington, a Notice of Trustee's Sale of said property under No. 200301080031.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, WA, a public place, on Friday, April 25, 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 the ninety days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published as required by law 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 to or served upon the Grantors or their 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 default 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 unpaid, on April 25, 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 Grantees, the highest bidder therefor, the property hereinabove described for the sum of \$7,436.59, 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 1st day of May, 2003.

Peter A. Matty
PETER A. MATTY
Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

On this day personally appeared before me PETER A. MATTY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND and official seal this 1st day of May, 2003.



Debra R. Smith
NOTARY PUBLIC in and for the State of
Washington, residing at: Bremerton
My Commission Expires: 8-16-06

#2121
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2003

Amount Paid \$0
Skagit Co. Treasurer:
By DA Deputy



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Skagit County Auditor