

Filed for Record at Request of  
After Recording Mail to:  
Whidbey Island Bank  
Attn: Sherry Cropp  
PO Box 7001  
Oak Harbor, WA 98277



200305060157  
Skagit County Auditor

5/6/2003 Page 1 of 2 3:54PM

### TRUSTEE'S DEED

Reference Number: 200107250129  
Grantor: Richard C. Lauch  
Grantee: Whidbey Island Bank  
Legal Description: Tract C #SP42-77, Vol 2, Pg 85  
Tax Parcel Number: 4034-000-005-0007

**CHICAGO TITLE CO.**  
C25229 ✓

The Grantor, Michael D. Bohannon, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment, recited below, hereby grants and conveys, without warranty, to Whidbey Island Bank, Grantee, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tract C, Skagit County Short Plat No. 42-77, approved July 18, 1977, and recorded in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, records of Skagit County, Washington; being a portion of Lots 3 through 16, records of Skagit County, Washington.

#### 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. Lauch, as Grantor, to Michael D. Bohannon, as Trustee, and Whidbey Island Bank as Beneficiary, dated February 6, 2002 and recorded February 8, 2002, as Auditor's File No. 200202080100, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note, according to the terms thereof, in favor of Whidbey Island Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and
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 obligation secured and/or covenants of the Grantor as set forth in the "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 their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Whidbey Island Bank 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 and on January 22, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200301220124.
7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid St., Mount Vernon, Sate of Washington, a public place on April 25, 2003, at 10:00 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 32<sup>nd</sup> and 28<sup>th</sup> day before the date of sale, and once between the 11<sup>th</sup> and 7<sup>th</sup> 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 Grantors or their successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantors Note and Deed of Trust were attached.

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 R.C.W., Chapter 61.24; and all amendments thereto.

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 Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$37,736.25 by credit bid against the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

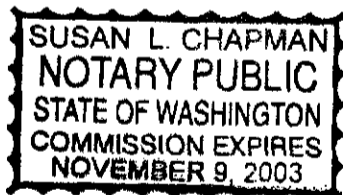
DATED: May 2, 2003.


  
MICHAEL D. BOHANNON, Trustee

STATE OF WASHINGTON )  
: ss.  
COUNTY OF KITSAP )

On this 2 day of May, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Bohannon to me known to be the person that executed the foregoing instrument, and acknowledged the said instrument to his the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



  
Susan L. Chapman  
Notary public in and for the state of Washington,  
residing at Bainbridge Is., Washington  
My appointment expires: 11/9/03

#2157  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 06 2003

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy



200305060157  
Skagit County Auditor