

After Recording Return to:
Jack R. Wallace
P.O. Box 372
Burlington, WA 98233



200305080231
Skagit County Auditor

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TRUSTEE'S DEED

Grantor(s): Jack R. Wallace, Successor Trustee
Grantee(s): Katherine Curry, a married woman
Abbreviated Legal Description: Sec 21, Twshp 34, R 4; Ptn. SE 1/4 -
SE 1/4, aka Tracts 2 and 4, MV Short Plan No. 2-97
Additional legal description on page 4 of document.
Assessor's Tax Parcel Number(s): 340421-4-018-0400 (P116304
34021-4-018-0003 (P27490)

THE GRANTOR, Jack R. Wallace, as successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to: KATHERINE CURRY, a married woman, whose spouse is Earl Curry, GRANTEE, that real property situated in the County of SKAGIT, State of Washington, described as follows:

Lots 2 and 4 of Mount Vernon Short Plat No. 2-97, approved January 28, 1998, recorded January 29, 1998, in Volume 13 of Short Plats, page 91, under Auditor's File No. 9801290010, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

R E C I T A L S

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 RORY BUTLER and AMY BUTLER, husband and wife, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, a corporation, as Trustee, which Trustee has resigned and JACK R. WALLACE has been appointed successor Trustee, under that Resignation and Appointment of Successor Trustee dated August 29, 2002, and recorded under Skagit County Auditor's File No. 200208290009, and KATHERINE CURRY, a married woman, as Beneficiary, recorded May 13, 1999, under Auditor's File No. 9905130086, records of SKAGIT County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of the sum of \$148,500, plus additional costs and interests thereon, according to the terms thereof, in favor of KATHERINE CURRY, 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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell; the 30-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, by regular and certified return receipt mail, and a copy of said notice was posted or served in accordance with law.

5. KATHERINE CURRY being then the holder of the indebtedness secured by said Deed of Trust, delivered to said successor Trustee a written request directing said successor Trustee to sell the described premises.

6. The defaults specified in the Notice of Default not having been cured, the successor Trustee, in compliance with the terms of said Deed of Trust, executed and on September 16, 2003, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 200209160144.

7. The successor Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the main entrance lobby of the Skagit County Courthouse, Mount Vernon, WA, a public place, at 10:00 a.m. on December 20, 2002, which was subsequently continued to March 7, 2003, and in accordance with law caused copies of the statutory Notice of Trustee's Sale and Notice of Continuance of Trustee's Sale to be transmitted by mail, both regular and certified return receipt, to all persons entitled thereto and

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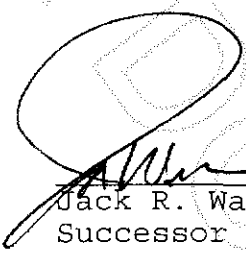
either posted or served prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published on November 20, 2002, and again on December 11, 2002, together with the Notice of Continuance of Trustee's Sale, in a legal newspaper in Skagit County in which the property is situated; and further, included with these Notices, which was transmitted to or served 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.

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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on March 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 therefor, the property hereinabove described for the sum of \$160,903.02 (by 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: March 7, 2003.

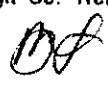


Jack R. Wallace WSBA 15439
Successor Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2190

MAY 08 2003

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

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STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **JACK R. WALLACE** 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.

DATED: March 7, 2003.

Barbara A. Schildt

NOTARY PUBLIC

BARBARA A. SCHILDT

(Print or Type Name of Notary)

My Appointment Expires 3/19/04

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