

When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273



200307170079

Skagit County Auditor

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Grantor: Craig Sjostrom, Successor Trustee

Grantees: Sharlotte Pierce

Legal Description: Sec. 14, Twn. 35 Range 6; ptn Govt. Lot 1

Assessor's Property Tax Parcel or Account No.: P73897

Reference Nos of Documents Assigned or Released: 200202200077

Conveyance: Trustee's Deed

3536  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 17 2003

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *JP* Deputy

**TRUSTEE'S DEED**

The GRANTOR, Craig Sjostrom, attorney at law, 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 Sharlotte Pierce, an unmarried woman, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of Government Lot 1, Section 14, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 10, Block 4, "SUPPLEMENTAL PLAT OF CUMBERLAND ADDITION TO HAMILTON, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 96, records of Skagit County, Washington; thence Westerly along the South line of Hamilton Street, if extended West from said addition, a distance of 149 feet to the true point of beginning; thence continuing along said South line a distance of 149 feet; thence Southerly at right angles from said South line of Hamilton Street a distance of 118 feet; thence Easterly parallel with the said South line of Hamilton Street a distance of 149 feet; thence Northerly parallel to and 149 feet West of the West line of the said Lot 10, 118 feet to the point of beginning.

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said successor trustee by that certain Deed of Trust dated the 20<sup>th</sup> day of February, 2002, recorded on the 20<sup>th</sup> day of February, 2002, under Auditor's File No. 200202200077, records of Skagit County, Washington, from Trevor Smith and Theresa Smith, husband and wife, as Grantor, to First American Title Insurance

Co., a California corporation, as Trustee, to secure an obligation in favor of The Estate of Jim M. Pierce and Sharlotte F. Pierce, husband and wife, as Beneficiary, such Trustee having been replaced by Craig Sjostrom, Successor Trustee, by instrument dated January 17th, 2003 and recorded on January 21st, 2003 under Auditor's File No. 200301210258.

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$36,488.00, with interest thereon, according to the terms thereof, in favor of Beneficiary as Assignee, 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 obligation 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. Sharlotte Pierce, being then the holder of the indebtedness secured by said Deed of Trust, delivered to the said successor trustee a written request directing said trustee to sell the described premises.

6. The default 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 March 26<sup>th</sup>, 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. 200303260142.

7. The successor trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front door of the Skagit County Courthouse, a public place, on Friday, the 11<sup>th</sup> day of July, 2003, at the hour of 10:00am, 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 successor 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, 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 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.

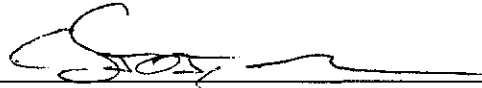
10. The default specified in the Notice of Trustee's Sale not having been cured eleven (11) days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on July 11<sup>th</sup>, 2003, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the successor trustee's agent then and there sold at public auction to said grantee, the highest bidder therefor, the property hereinabove described 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.



200307170079

Skagit County Auditor

DATED this 17<sup>th</sup> day of July, 2003.



CRAIG SJOSTROM #21149

Successor Trustee


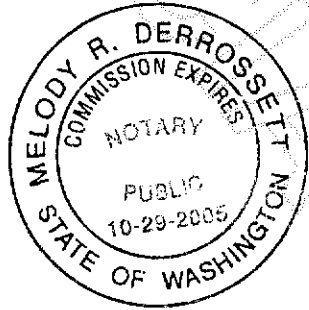
STATE OF WASHINGTON )

:SS

COUNTY OF SKAGIT )

On this day personally appeared before me Craig Sjostrom, 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 17<sup>th</sup> day of July, 2003.



NOTARY PUBLIC in and for the State of Washington,  
residing at Burlington

My commission expires 10-29-2005

Name: Melody R. Derrossett



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