

**RETURN TO:**  
**James K. Miersma**  
**Peterson Russell Kelly PLLC**  
**10900 N.E. 4<sup>th</sup> Street, Suite 1850**  
**Bellevue, WA 98004**



200307220094  
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

**TRUSTEE'S DEED**

72970

**Grantor:** PR Corp. Services, Inc., as Successor Trustee

**Grantee:** North Coast Credit Union

**Legal Description:**

LOT 16/ PLAT OF HIGHLAND GLEN DIVISION NO. 2/ VOLUME 11/  
PAGE 79/ RECORDS OF SKAGIT COUNTY, WASHINGTON.

**Assessor's Tax Parcel Number:** 4362-000-016-0006 (P 80279)

**Recording No. of Related Document:** 9905190052

## TRUSTEE'S DEED

THE GRANTOR, PR Corp. Services, Inc., 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 North Coast Credit Union, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LEGAL DESCRIPTION CONTAINED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

### 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 Douglas D. Smith and Sylvia Smith, husband and wife as Grantor, to Chicago Title Insurance Company, as Trustee, to PR Corp. Services, Inc. as Successor Trustee and North Coast Credit Union, as Beneficiary, dated May 5, 1999, recorded May 19, 1999 as No. 9905190052, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$31,014.00 with interest thereon, according to the terms thereof, in favor of North Coast Credit Union 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 agriculture 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 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 the law.
5. North Coast Credit Union, 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.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed on April 1, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200304020103.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as a public

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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 posed 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 thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the sale date, 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.

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 the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 18, 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 \$46,132.91 (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 18th day of July, 2003.

PR CORP. SERVICES, INC.

By: \_\_\_\_\_

Eric S. Carlson, Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 3008

JUL 22 2003

Amount Paid \$  
Skagit Co. Treasurer  
By \_\_\_\_\_ Deputy



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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Eric S. Carlson, to me known to be the Vice President of PR Corp. Services, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the same instrument.

GIVEN under my hand and official seal this 18 day of July, 2003.



*Leslie A. Bjornestad*

LESLIE A. BJORNESTAD

[print notary's name]

Notary Public in and for the State of Washington  
residing at *Renton*

My commission expires: *5-9-04*



**EXHIBIT A**

LOT 16, PLAT OF HIGHLAND GLEN DIVISION NO. 2, AS PER PLAT RECORDED  
IN VOLUME 11 OF PLATS, PAGE 79, IN THE RECORDS OF SKAGIT COUNTY,  
STATE OF WASHINGTON.



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