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Skagit County Auditor

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3 12:01PM

268

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**TRUSTEE'S DEED**

GRANTOR: JAMES E. ANDERSON, Successor Trustee

GRANTEE: JANET B. ELWAY, as her separate property

LEGAL DESCRIPTION: Lot 19, SKYLINE NO. 24, A MARINE CONDOMINIUM, according to Amended Declaration thereof recorded January 16, 1992, under Auditor's file No. 9201160014, and recorded in Volume 15 of Plats, pages 17 through 19, records of Skagit County, Washington. Together with and subject to all matters of record.

TAX PARCEL NO.: 4571-000-019-0008

The GRANTOR, JAMES E. ANDERSON, as Successor Trustee under that Deed of Trust, as hereafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to JANET B. ELWAY, as her separate property, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described above.

**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 PACIFIC SPECIALTY CONSTRUCTION, INC., a Washington corporation, as Grantor to ISLAND TITLE COMPANY, a Washington corporation, as Trustee, and SKYLINE MARINA, INC., a Washington corporation as Beneficiary, dated July 6, 2000, recorded July 7, 2000, under Auditor's File No. 200007070153, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#3702

JUL 23 2003

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

2. Said Deed of Trust was executed to secure, together with other undertaking, the payment of a promissory note in the sum of \$68,000 with interest thereon, according to the terms thereof, in favor of SKYLINE MARINA, INC. 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 there 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 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, and a copy of said Notice was posted or served in accordance with the law.

5. The Beneficiary being then the holder of the indebtedness secured by said Deed of Trust, caused to be 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 and on April 16, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as Skagit County Auditor's No. 200304160176.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the first floor lobby of the U.S. Post Office located at the corner of Sixth Street and Commercial Avenue in the City of Anacortes, Skagit County, State of Washington, a public place, at 9 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 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 once between the 35th and 28th day before the date of sale, and once between the 14th and 7th day before the date of sale, in a legal newspaper in the county in which the property is situated; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest as required by law, a "Notice of Foreclosure" in substantially the statutory form, to

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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 RCW 61.24.

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 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 \$74,401.91 in cash which included all fees, costs and expenses as provided by statute.

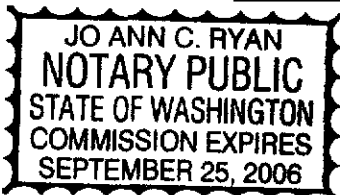
DATED this 24th day of July, 2003.

James E. Anderson  
JAMES E. ANDERSON, SUCCESSOR TRUSTEE

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss

I certify that I know or have satisfactory evidence that JAMES E. ANDERSON signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: 7-24-03



Jo Ann C. Ryan  
Notary Public in and for the State of Washington, residing at Charlottesville.  
My appointment expires: 7-25-06.

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