



200308110217
Skagit County Auditor

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After recording return to:

Wall Street Brokers, Inc.
500 Wall Street, Suite 405
Seattle WA 98121

106104-P
LAND TITLE COMPANY OF SKAGIT COUNTY

TRUSTEE'S DEED

Grantor/Trustee: Wall Street Brokers, Inc., a Washington corporation

Grantee: Arthur B. Normand and Julia R. Normand, husband and wife

Abbreviated Legal: Lots 31 & 32, Blk 48 1st Add to Sedro
Skagit County Tax Parcel No. **41500480320001 – P75888**

The Grantor, Wall Street Brokers, Inc., a Washington corporation, as present 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, express or implied, to Arthur B. Normand and Julia R. Normand, husband and wife, Grantee, that real property, situated in the county of Skagit, State of Washington, described as follows:

Lot 31, except the E 5 feet thereof, and all of Lot 32, Block 48, "First Addition to the town of Sedro in Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, State of Washington – Situate in the County of Skagit, State of Washington

Property Address: 106 Talcott Street, Sedro Woolley, WA 98284

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 described as follows:

Reference: Deed of Trust dated July 7, 2000 and recorded July 19, 2000 as
Skagit County Auditor's File No. 200007190042

Deed of Trust Grantor: Johnny R. Gilland and Jennifer L. Gilland, husband and wife

Original Deed of Trust Beneficiary: Julia R. Normand

Original Trustee: First American Title of Skagit County
Successor Trustee: Wall Street Brokers, Inc., a Washington corporation

2. Said described Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$60,000.00 with interest thereon, according to the terms thereof, in favor of Julia R. Normand, and to secure any other sums of money which might become due and payable under the terms of the 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 "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 Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Julia R. Normand, 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 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 the Deed of Trust, executed and on May 2, 2003 recorded in the office of the Auditor of Skagit County, State of Washington, a "Notice of Trustee's Sale" of said property under Skagit County Auditor's Recording No. 200305020001.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as the 8th day of August, 2003, Friday, at the hour of 10:00 a.m., at *Skagit County Courthouse, 205 West Kincade, Mount Vernon, WA 98273, on front steps*, 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 each county in which the property or any part thereof is situated, and further, included in 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, 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.

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the Trustee made no representations to Grantee concerning the property and that the Trustee owed no duty to make disclosures to Grantee concerning the property, Grantee relying solely upon his/her/their own due diligence investigation before electing to bid for the property.

Paul Stevens

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AUG 11 2003

On this 8th day of August, 2003, I certify that I know or have satisfactory evidence that **Lorelei Stevens** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument and acknowledged it as the **President of Wall Street Brokers, Inc.** whose street address is 500 Wall Street, Suite 405, Seattle WA 98121-1577, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Glenn Kae Chae

Signature of Notary Public in for the
State of Washington - Gloria Rae Check
Residing in Seattle
My Commission Expires June 8, 2004

GLORIA RAE CHECK
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 6-08-04

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