



200308210116

Skagit County Auditor

8/21/2003 Page

1 of

3 2:25PM

Filed for Record at Request Of:
MARTIN LIND
127 East Fairhaven
Burlington, WA 98233

TRUSTEE'S DEED

The GRANTOR, MARTIN LIND, 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, to: SKAGIT STATE BANK, GRANTEES, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. 350624-0-005-0000, P41889;
350624-0-005-0200, P102464, 350624-0-005-0100, P100079;
350613-4-007-0300, P100083, 350613-4-007-0200, P100084

Tracts 5 and 6 of that certain Survey recorded May 7, 1990 in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, being a portion of Government Lot 7, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington, and a portion of Government Lot 5, Section 13, of said Township and Range.

Situate in the County of Skagit, State of Washington.

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 CHARLES R. POWER, as GRANTOR, to Land Title Company as TRUSTEE, and SKAGIT STATE BANK as BENEFICIARY, dated January 24, 1997, recorded January 30, 1997, as Auditor's No. 9701300057, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of SIX HUNDRED TWELVE THOUSAND TWO HUNDRED FORTY-TWO AND 85/100 DOLLARS (\$612,242.85) with interest thereon, according to the terms thereof, in favor of SKAGIT STATE BANK, as noted in Paragraph 1 above and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The said 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 (30) 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. SKAGIT STATE BANK, 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 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 said Deed of Trust, executed and on April 17, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's No. 200304170177.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as **SKAGIT COUNTY COURTHOUSE**, Kincaid Street, City of Mount Vernon, State of Washington, a public place, at **10:00 o'clock A.M., (July 18, 2003)** 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 ninety (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four (4) weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, the trustee included with this Notice, which was transmitted or served to or upon 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 commenced by the beneficiary of said deed of trust to seek satisfaction of an obligation secured by the deed of trust was pending in any court by reason of the Grantor's default upon the secured obligation.




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9. All legal requirements as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW and all provisions of said Deed of Trust have been complied with.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten (10) 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 SIX HUNDRED THOUSAND NINE HUNDRED TWENTY-SEVEN AND 42/100 DOLLARS (\$600,927.42) (cash) (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.

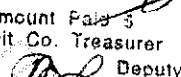

MARTIN LIND, Trustee
127 E. Fairhaven
Burlington, WA 98233
(360) 755-9631

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#4231

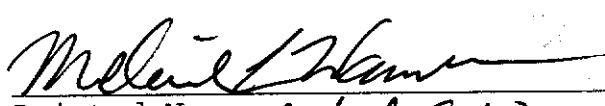
AUG 21 2003

STATE OF WASHINGTON)
County of Skagit) SS.

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

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


Printed Name: Melinda S. Wannemaker
Notary Public in and for the State of
Washington, residing at Burlington
My commission expires: 8-1-04



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