

AFTER RECORDING RETURN TO:

William R. Allen  
PO Box 437  
Sedro-Woolley, WA 98284



200309190154

Skagit County Auditor

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Grantor:	S&B Marine
Grantee:	Skagit State Bank
Abbrev. Leg.	Lot 2, Short Plat No. 95-20, AFN9605130078, Ptn of NW ¼ & SW ¼, Sec 3, T34N, R2E
Tax Parcel No.	340203-2-004-0200
Document Ref.	200108020069

### TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

Skagit State Bank, a Washington corporation

GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 2, SHORT PLAT NO. 95-020, approved May 6, 1996 and recorded May 13, 1996, in Volume 12 of Short Plats, pages 96 and 97, under Auditor's File No. 9605130078; being a portion of the Northwest Quarter and the Southwest Quarter of Section 3, Township 34 North, Range 2 East of Willamette, records of Skagit County, Washington;

Situated in Skagit County, Washington.

#### RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust Deed of Trust, dated August 1, 2001, recorded August 2, 2001, under Auditor's File Number 200108020069, records of Skagit County, Washington, from S&B Marine Company, as Grantor, to Island Title Company, as Trustee, to secure an obligation in favor of Skagit State Bank, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$468,864.22, with interest thereon, according to the terms thereof, in favor of Skagit State Bank and to secure any other sums

of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 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 served or posted 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 or his authorized agent 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 June 12, 2003, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property as Auditor's File No. 200306120131.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the time and place of the sale as September 19, 2003, at the hour of 10 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, , a public place, 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 thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served upon 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 RCA.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 19, 2003, the date of sale, which was not less than 190 days from date of default in the obligation secured, the Trustee then and there sold at

SkagitState/S&BMarineTrusteeDeed

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public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$458,262.27, 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 19<sup>th</sup> day of September, 2003.

William R. Allen  
William R. Allen, Trustee

4838  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 19 2003

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

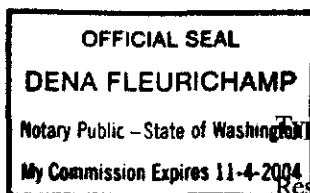
STATE OF WASHINGTON )

) \$\$

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **WILLIAM R. ALLEN** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated September 19, 2003



Typed/printed notary name

Residing at

**My appointment expires**

Dena Fleurichamp  
e Dena Fleurichamp  
Sedro Woolley  
11/4/2004



**Skagit County Auditor**

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