



200310030040

Skagit County Auditor

10/3/2003 Page

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2 10:42AM

Document: TRUSTEE'S DEED
Grantor(s): JOHN S. LUDWIGSON, TRUSTEE
Grantee(s): ROBERT S. CLAUS and JAMES E. CL,AUS, as Tenants in Common
Abbreviated Legal Description: Lot 13, Dewey Beach No. 4
Assessor's Tax/Parcel Number(s): 3904-000-013-0006

TRUSTEE'S DEED

The Grantor, JOHN S. LUDWIGSON, as present Successor 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: ROBERT S. CLAUS and JAMES E. CLAUS, as Tenants in Common, Grantees, that real property, situated in Skagit County, Washington, described as follows:

Lot 13, Dewey Beach Addition No. 4, according to the plat thereof, recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington

PARCEL NO: 3904-000-013-0006

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 JOHN W. BEENKEN and LARECIA BEENKEN, husband and wife, as Grantors, to Westward Financial Service Corporation as Trustee, and HORIZON BANK, as Beneficiary, dated April 4, 1996, recorded April 14, 1996, as Auditor's No. 9604180072, of the Official 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 \$163,850.00, with interest thereon, according to the terms thereof, in favor of Horizon 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 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 his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. HORIZON 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 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 said Deed of Trust, executed and on May 30, 2003 recorded in the Office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 200305300289.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 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 ninety 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 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, included with this Notice 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.

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 September 26, 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 described for the sum of \$180,000.00 (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).

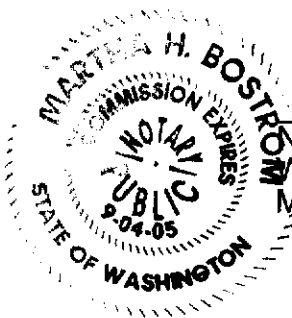
DATED this 26th day of September, 2003.

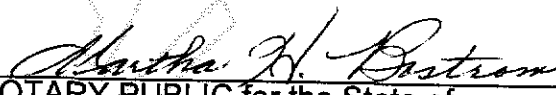

JOHN S. LUDWIGSON, Successor Trustee

STATE OF WASHINGTON)
COUNTY OF WHATCOM) ss.

On this day personally appeared before me JOHN S. LUDWIGSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned in the instrument.

DATED: September 26, 2003.




NOTARY PUBLIC for the State of
Washington.
My commission expires: 9-4-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

5143

OCT 03 2003

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

