

Filed for Record at request of:
CHAE & ASSOCIATES, P.S.
3150 Richards Rd., Suite 204
Bellevue, WA 98005



200312110093

Skagit County Auditor

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TRUSTEE'S DEED **FIRST AMERICAN TITLE CO.**
74160

The GRANTOR, SANG I. CHAE, Successor Trustee under that Deed of Trust, Grantor, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys without warranty, to Chan S. Park, as his separate estate, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Abbreviated Legal Description: Portion Lots 3-6, all Lots 7-10, Block 9, "Behren's & Moody's to Mt. Vernon".

Full Legal attached as Exhibit "A".

Tax Parcel Nos.: 3703-009-006-0009 P52232, 3703-009-010-0102 P 52236

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 Medalia, Inc., as Grantor, to First American Title Company of Skagit County, as Trustee, and Metlife Capital Corporation (General Electric Capital Business Asset Funding Corporation), as Beneficiary, dated June 8, 1998, recorded June 8, 1998, as Auditor's No. 9806080143, records of Skagit County, Washington. All rights, title and interest in the Deed of Trust were assigned to Chan S. Park by Assignment of Deed of Trust recorded June 6, 2003, under Auditor's File No. 200306060188. The successor Trustee is Sang I. Chae of Chae & Associates, P.S., Appointment of Successor Trustee recorded July 28, 2003, under recording number 200307280284.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of \$1,257,500.00 with interest thereon, according to the terms thereof, in favor of the original beneficiary and to secure any other sums of money which might become due and payable under the terms of said Note or 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 obligation 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. Chan S. Park, 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 Successor Trustee, in compliance with the terms of said Deed of Trust, executed and on August 21, 2003, recorded in the office of Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under recording number 200308210111.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as lobby of Skagit County Courthouse, 205 W. Kincaid Street, Mt. Vernon, Washington, a public place, on December 5, 2003 at 9:00 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and the twenty-eighth day before the date of sale, and once between the eleventh and seventh 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 with 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 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 December 5, 2003, the date of default in the obligation then 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 \$1,676,971.09, paid as follows:

- (a) If Grantee is other than Beneficiary, for cash; or
- (b) If Grantee is Beneficiary, for 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: 12-5-03


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EXHIBIT "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

The North 100 feet of Lots 3, 4, 5 and 6, Block 9, "BEHRENS & MOODY'S ADDITION TO WEST MOUNT VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington. (Also known as Tract "A" of that certain Short Plat No. MV-27-76 recorded September 10, 1976 under Auditor's File No. 842405 in Volume 1 of Short Plats, page 166, records of Skagit County, Washington).

Parcel "B":

Lots 7, 8, 9 and 10, Block 9, "BEHRENS & MOODY'S ADDITION TO WEST MOUNT VERNON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 101, records of Skagit County, Washington.



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