



200312170089

Skagit County Auditor

12/17/2003 Page 1 of 4 3:47PM

After Recording Return to:
Washington Administrative Services, Inc.
925 Fourth Avenue, Suite 2900
Seattle, WA 98104-1158
(206) 623-7786

CHICAGO TITLE CO.

6627978 ✓

TRUSTEE'S DEED

File No. 46839-50004

Grantor: Washington Administrative Services, Inc.
 Grantee: Madrona Mortgage, Inc.

Legal Description: PARCEL NO. 350621-4-021-0000 (P41773): The East Half of Government Lot 9, Section 21, Township 35 North, Range 6 East of the Willamette Meridian; [SEE COMPLETE LEGAL DESCRIPTION ATTACHED.]
 PARCEL NO. 350621-4-021-0100 (P108140): The East Half of Government Lot 9, Section 21, Township 35 North, Range 6 East of the Willamette Meridian; [SEE COMPLETE LEGAL DESCRIPTION ATTACHED.]

Assessor's Tax Parcel ID#: PARCEL A: 350621-4-021-0000 (P41773) and
 PARCEL B: 350621-4-021-0100 (P108140)

THE GRANTOR, Washington Administrative Services, Inc., as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premise and payment recited below, **HEREBY GRANTS AND CONVEYS**, without warranty, to the Grantee, **Madrona Mortgage, Inc.**, whose address is 4440 Pacific Ave. SE, Lacey, WA 98503, that real property, situated in the County of Skagit, State of Washington, described as follows:

AS IN SAID DEEDS OF TRUST AND DESCRIBED ABOVE

Property Address: 32882 and 32912 South Skagit Highway
 Sedro-Woolley, WA 98284

RECITALS:

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

#6374

DEC 17 2003

Amount Paid \$
 Skagit Co. Treasurer
 By Deputy

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by those certain Deeds of Trust dated February 28, 2002, recorded February 28, 2002, under Auditor's File Nos. 200202280150 and 200202280166, both records of Skagit County, State of Washington from Jeremy K. Stotler and Kamie L. Stotler, husband and wife, as Grantors to Island Title Company, a Washington corporation as Trustee, to secure an obligation in favor of Madrona Mortgage, Inc., the Beneficiary.

2. Said Deeds of Trust were executed to secure, together with other undertakings, the payment of a Promissory Note in the original sum of \$165,000.00 with interest thereon, according to the terms thereof, in favor of Madrona Mortgage, Inc. and to secure any other sums of money which might become due and payable under the terms of said Deeds of Trust.

3. The described Deeds of Trust contains a statement 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 under said Deeds of Trust, as set forth in the 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 said Grantor, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.

5. Madrona Mortgage, Inc., being then the holder of the indebtedness secured by said Deeds 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 Deeds of Trust.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of said Deeds of Trust, executed and on September 12, 2003, recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 200309120244, a Notice of Trustee's Sale of said properties.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the date of the sale as December 12, 2003, and place of sale at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, City of Mount Vernon, State of Washington, a public place, at 9:30 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 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 sale; and further, included with this Notice, which was transmitted to or served upon the Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the subject Note and Deed of Trust were attached.

8. During the foreclosure, no action was pending on an obligation secured by said Deeds of Trust.



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

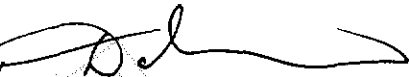
10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the Trustee's Sale and said obligation secured by said Deeds of Trust remaining unpaid, on December 12, 2003, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to Madrona Mortgage, Inc., the highest bidder therefore, the property hereinabove described, for the sum of \$212,849.69, 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.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED: December 16, 2003

TRUSTEE

Washington Administrative Services, Inc.


By 
David C. Neu
Vice President

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me David C. Neu, to me known to be Vice President of Washington Administrative Services, Inc., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal December 16, 2003




David R. Lewtas
NOTARY PUBLIC in and for the State of Washington,
residing in Tacoma, Washington.
My Commission/Appointment expires October 7, 2006.



200312170089
Skagit County Auditor

The East Half of Government Lot 9, Section 21, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the East 332.46 feet thereof as measured along the South line of said Government Lot 9, and lying South of the South Skagit Highway;

AND EXCEPT that portion lying North of a line described as follows:

Beginning at a point on the East line of the above described tract that is 260.14 feet North of the Southeast corner thereof;

Thence Northwesterly to a point on the West line of said tract that is North 370.14 feet from the Southwest corner of said above described tract and terminus point of line;

Also known as the Southerly portion of Parcels A and B of Skagit County Short Plat No. 17-72.

Situated in Skagit County, Washington.

Tax Account No.: 350621-4-021-0000 P41773

The East Half of Government Lot 9, Section 21, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the East 332.46 feet thereof as measured along the South line of said Government Lot 9, and lying South of the South Skagit Highway;

AND EXCEPT that portion lying South of a line described as follows:

Beginning at a point on the East line of the above described tract that is 260.14 feet North of the Southeast corner thereof;

Thence Northwesterly to a point on the West line of said tract that is North 370.14 feet from the Southwest corner of said above described tract and terminus point of line;

Also known as the Northerly portion of Parcels A and B of Skagit County Short Plat No. 17-72.

Situated in Skagit County, Washington.

Tax Account No.: 350621-4-021-0100 P108140

