

After Recording Return to:

Michael C. Malnati
Reed, Longyear, Malnati,
& Ahrens, P.S.
1415 Norton Building
801 Second Avenue
Seattle, WA 98104



200312300115
Skagit County Auditor

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TRUSTEE'S DEED

7671E1
FIRST AMERICAN TITLE CO.

Reference No (s): 200007170129
Grantor(s): Reed, Longyear, Malnati & Ahrens, P.S.
Grantee(s): Marvin, Lance
Legal Desc.: Unit 47 "Fidalgo Marina Condominium" Unit #47, Anacortes, Washington
Parcel No(s): 4599-000-047-00006

The GRANTOR, **Reed, Longyear, Malnati & Ahrens, P.S.**, 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: **Lance Marvin, an unmarried man**, GRANTEE, that real property situated in the County of **Skagit**, State of Washington, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

RECITALS:

1. This conveyance is made pursuant to the powers, including power of sale, conferred upon said Trustee by that certain Deed of Trust between **Michael A. Price and Katherine M. Price, husband and wife**, as Grantor, to **Island Title Company** as Trustee, and **Viking Community Bank** as Beneficiary, dated **April 8, 2000**, recorded **July 17, 2000** as No. **200007170129**, in records of **Skagit** County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of **\$225,467.67** with interest thereon, according to the terms thereof, in favor of **Viking Community 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 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 copy of said Notice was posted or served in accordance with law.
5. **Lance Marvin**, 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 terms of said Deed of Trust.

6. The default 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 September 26, 2003, recorded in the office on the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200309260188.
7. The Trustee in its aforesaid "Notice of Trustee Sale," fixed the place of sale as the Main Lobby, Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, at 10:00 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 person 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of 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 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on December 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 action to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$200,000.00 (by the satisfaction in part of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED this 26 day of December, 2003.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID #6559
DEC 30 2003

Amount Paid \$
By: [Signature]
Skagit County Treasurer
Deputy

REED, LONGYEAR, MALNATI & AHRENS, P.S., Trustee

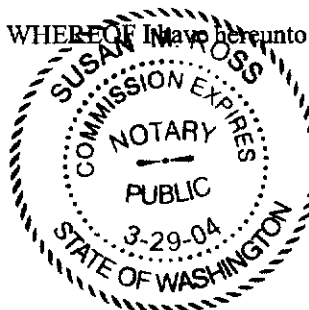
By: [Signature]

Michael C. Malnati, Treasurer

STATE OF WASHINGTON
County of King

On this 26 day of December, 2003, before me personally appeared Michael C. Malnati, to me known to be the Treasurer of Reed, Longyear, Malnati & Ahrens, P.S., the corporation that executed the within and foregoing instrument, and acknowledged 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 was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Name (printed): Susan M. Ross
Notary Public in and for the State
of Washington, residing at Edmonds
My commission expires: 3-29-04



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Skagit County Auditor

EXHIBIT A

PARCEL A:

Unit 47, FIDALGO MARINA CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 9302250060 AND Correction and Amendment thereto, recorded under Auditor's File Nos. 9303050032 and 9508160024, AND Survey Map and Plans thereof recorded in Volume 15 of Plats, pages 75, 76 and 77, records of Skagit County, Washington;

PARCEL B:

Marina Slip No. 47 as shown on Exhibit "B" to Condominium recorded under Recording No. 9302250060, Skagit County, Washington, lying within the Harbor Area described in the Lease from the State of Washington, Department of Natural Resources, as lessor, to the City of Anacortes, as lessee, recorded under Recording No. 9207240213, and in the sublease from the City of Anacortes as sublessor, to Fidalgo Marina Partnership, as sublessee recorded under Recording Nos. 9207240214 and 9207310172, records of said County;

PARCEL C:

An undivided 2.10% interest in the Marina Improvements as defined in and conveyed by Quit Claim Deed from Fidalgo Marina Partnership, as grantor, to Peter Paulsen, as grantee dated March 26, 1993, and recorded on March 26, 1993, under Recording No. 9303260124, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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