



200402200113

Skagit County Auditor

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**Filed for Record at Request of;**  
**After Recording, Mail to:**  
Christopher L. Thayer  
LARSON HART & SHEPHERD, PLLC  
One Union Square  
600 University St Ste 1730  
Seattle WA 98101  
GTS/Salgado

**TRUSTEE'S DEED**

FIRST AMERICAN TITLE CO.

75433

The **GRANTOR**, LARSON HART & SHEPHERD, PLLC, 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 Green Tree Servicing, **GRANTEE**, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 43, "EAGLE VALLEY P.U.D.", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 181 TO 183, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON

Tax Parcel No. 4632-000-043-0002

**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 Sheril Salgado, as Grantor, to H & L Services, Inc as Trustee, and Green Tree Servicing, LLC as Beneficiary, dated July 18, 1997, recorded July 23, 1997, as No. 9707230041, 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 \$111,856.50, with interest thereon, according to the terms thereof, in favor of Green Tree Servicing, LLC 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/her successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Green Tree Servicing, LLC 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 Trustee, in compliance with the terms of said Deed of Trust, executed and, on November 6, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200311060137.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, 202 Courthouse, 205 W Kincaid Street, Mt. Vernon, Washington 98273, a public place, at 10:00 am, on January 30, 2004, 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 35th and 28th days before the date of sale, and once between the 14th and 7th days before the date of the 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/her 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 prior to the 10th day before the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on January 30, 2004, 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



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said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$124,901.96, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 30th day of January, 2004.

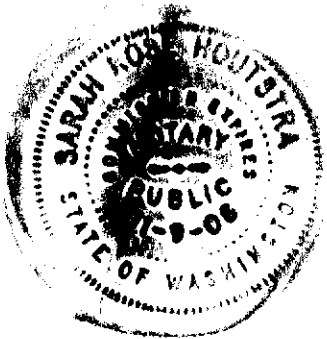
Christopher L. Thayer  
Agent for Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me Christopher L. Thayer, to me known to be the individual described in and who executed the within foregoing instrument, and acknowledged that he/she signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30 day of January, 2004.

\_\_\_\_\_  
Sarah Rose Hobtstra  
Notary Public in and for the State of  
Washington  
My commission expires: 11/9/06



# 708  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

FEB 20 2004

Amount Paid \$  
Skagit County Treasurer  
By:   
Deputy

200402200113  
Skagit County Auditor