



200402260182  
Skagit County Auditor

2/26/2004 Page 1 of 3 3:43PM

When recorded, return to:

Luke & Casteel, P.S.C.  
3400 188th Street S.W., Suite 484  
Lynnwood, WA 98037-4708

re file no. 6lay11.02

**TRUSTEE'S DEED**

FIRST AMERICAN TITLE CO.

(Document Summary)

75716

**Grantor (Trustee):** Luke & Casteel, P.S.C.  
**(Borrowers):** William W. Barr, a single person  
**Grantee:** Lawrence L. Layton and Wonda R. Layton, Trustees of the Lawrence L. Layton and Wonda R. Layton Revocable Living Trust  
**Legal Description (abbreviated):** Tract 47 of the unrecorded Plat of Cobahud Waterfront Tracts  
**Assessor's Property Tax Parcel or Account Number:** 5103-000-047-0000 L95917  
**Reference Numbers of Documents Released/Affected:** 200112110103

\*\*\*\*\*

The Grantor, Luke & Casteel, P.S.C., a Washington professional service corporation, 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 Lawrence L. Layton and Wonda R. Layton, Trustees of the Lawrence L. Layton and Wonda R. Layton Revocable Living Trust, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

Tract 47 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, being a portion of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M., EXCEPT Pull and Be Damned Road.

**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 William W. Barr, a single person, as Grantor, to Luke & Casteel, P.S.C., as Trustee, and Lawrence L. Layton and Wonda R. Layton, Trustees of the Lawrence L. Layton and Wonda R. Layton Revocable Living Trust, as Beneficiary, dated December 7, 2001, recorded December 11, 2001, Recording No. 200112110103, 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 \$75,000.00 with interest and costs thereon, according to the terms thereof, in favor of Lawrence L. Layton and Wonda R. Layton, Trustees of the Lawrence L. Layton and Wonda R. Layton Revocable Living Trust, 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. Lawrence L. Layton and Wonda R. Layton, Trustees of the Lawrence L. Layton and Wonda R. Layton Revocable Living Trust, 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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, dated October 10, 2003, recorded October 13, 2003, Recording No. 200310130120.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as 205 W. Kincaid Street, Mt. Vernon, WA, 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 (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 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 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 January 15, 2004, the date of sale, which was not less than 190 days from the date of default in the obligation then secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, 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 25<sup>th</sup> day of February, 2004.

863  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 26 2004

Amount Paid \$ 0  
Skagit Co. Treasurer  
By DC Deputy

SUCCESSOR TRUSTEE  
LUKE & CASTEEL, P.S.C.

By: Kimberlee Walker Olsen  
Kimberlee Walker Olsen.  
Secretary



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Skagit County Auditor

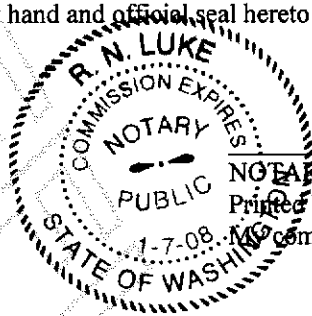
STATE OF WASHINGTON)

: ss

COUNTY OF SNOHOMISH)

On this 25 day of February, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kimberlee Walker Olsen, to me known to be the Secretary of Luke & Casteel, P.S.C., the Corporation that executed the foregoing instrument, on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal hereto affixed the day and year first above written.



NOTARY PUBLIC in and for the State of Washington,

Printed Name: R. N. LUKE

My commission expires 1-7-2008

Z:\Client Files\RAC\layton trustees deed.wpd



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