



200403090115

Skagit County Auditor

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Filed for Record at Request Of:  
MARTIN LIND  
127 East Fairhaven  
Burlington, WA 98233

**TRUSTEE'S DEED**

The GRANTOR, MARTIN LIND, as present Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: SKAGIT STATE BANK, GRANTEE, the real property, situated in the County of Skagit, State of Washington, described as follows:

**Tax Parcel No. 3864-003-002-0001, P62182**

SEE ATTACHED EXHIBIT "A"

**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 LEONARD W. HALVERSON and JEANNE A. HALVERSON, (husband and wife, if applicable) as GRANTORS, to LAND TITLE COMPANY as TRUSTEE, and SKAGIT STATE BANK as BENEFICIARY, dated January 21, 2000, recorded January 25, 2000, as Auditor's No. 200001250009, records of Skagit County, Washington,

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of ONE HUNDRED THREE THOUSAND TWO HUNDRED TWENTY AND 91/100 DOLLARS (\$103,220.91) with interest thereon, according to the terms thereof, in favor of SKAGIT STATE BANK, as noted in Paragraph 1 above and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 09 2004

Amount Paid \$  
By: Skagit County Treasurer  
Deputy

PTN Lot 2 BL 3 Bingham  
Acreage

3. The said 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 (30) 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. SKAGIT STATE BANK, 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 in, as Auditor's No. 200311060147.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as **SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, MOUNT VERNON, WASHINGTON**, a public place, at 10:00 o'clock A.M., February 6, 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 (90) days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four (4) weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, the trustee included with this Notice, which was transmitted or served to or upon 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. Said sale was thereafter, on the date and place of sale, continued until **February 27, 2004, at 10:00 o'clock A.M. at the Front Door of the Skagit County Courthouse, Mount Vernon, Washington**, and written notice of said continuance was posted at such time and address.



10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on May 2, 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 said GRANTEE, the highest bidder therefor, the property hereinabove described, for the sum of ONE HUNDRED ELEVEN THOUSAND EIGHT HUNDRED NINETY and 98/100 DOLLARS (\$111,890.98) (cash) (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 27TH day of February, 2004.

MARTIN LIND, Trustee  
127 E. Fairhaven  
Burlington, WA 98233  
(360) 755-9631

STATE OF WASHINGTON )  
 ) ss.  
County of Skagit )

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of February, 2004.

Printed Name: Melinda S Wannamaker  
Notary Public in and for the State of  
Washington, residing at Burlington  
My commission expires: 8-1-86



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EXHIBIT "A"

Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington, EXCEPT the following described tracts:

1. The West 2.43 feet of Lot 2, Block 3, said property to aggregate with Lot 1, Block 3, both of "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.
2. The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
3. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet;  
thence South 00°02'20" East, a distance of 3.00 feet;  
thence South 15°52'34" East, a distance of 7.29 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;  
thence South 89°33'49" West, a distance of 1.00 foot to the East line of the West 2.43 feet of said Lot 2;  
thence North 00°02'20" West along said East line a distance of 10.00 feet to the point of beginning.
4. The East 1 (one) foot of the West 4.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.00 feet thereof.
5. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet to the point of beginning of this description;  
thence continuing North 89°33'49" East, a distance of 3.00 feet;  
thence South 00°02'20" East, a distance of 3.00 feet;  
thence South 28°30'13" West, a distance of 8.37 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;  
thence North 72°20'14" West, a distance of 1.05 feet to the point of intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10.00 feet of said Lot 2;  
thence North 15°52'34" East, a distance of 7.29 feet;  
thence North 00°02'20" West, a distance of 3.00 feet to the point of beginning of this description.



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DESCRIPTION CONTINUED:

6. The East 1 (one) foot of the West 5.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington; EXCEPT the North 10.33 feet thereof.

7. Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;  
thence North  $89^{\circ}33'49''$  East along the North line thereof, a distance of 6.00 feet to the point of beginning of this description;  
thence continuing North  $89^{\circ}33'49''$  East, a distance of 3.00 feet;  
thence South  $00^{\circ}02'20''$  East, a distance of 3.00 feet;  
thence South  $37^{\circ}37'22''$  West, a distance of 9.82 feet to the point of intersection of the East line of the West 5.43 feet of said Lot 2 with the South line of the North 10.73 feet of said Lot 2;  
thence North  $68^{\circ}28'43''$  West, a distance of 1.08 feet to the point of intersection of the East line of the West 4.43 feet of said Lot 2 with the South line of the North 10.33 feet of said Lot 2;  
thence North  $28^{\circ}30'13''$  East, a distance of 8.37 feet;  
thence North  $00^{\circ}02'20''$  West, a distance of 3.00 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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