

Filed for Record at Request of



200403240043

Skagit County Auditor

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ANDERSON HUNTER LAW FIRM
2707 Colby Avenue, Suite 1001
P. O. BOX 5397
EVERETT, WA 98206-5397
ATTN: Cheryl L. Abel

107490-PA
LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

The GRANTOR, PATRICK F. HUSSEY, and/of ANDERSON HUNTER LAW FIRM, 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 DAVID CHRISTIANSON, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Exhibit "A", attached hereto and incorporated herein as though fully set forth.

Abbrev. Legal: Portion of Gov. Lot 5, 12-34-1 E.W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1353

Assessor's Tax Parcel ID No(s). 340112-0-041-0006 (P19271).

MAR 24 2004

RECITALS:

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

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 DUSAN MRAK, a single man, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and DAVID CHRISTIANSON, as Beneficiary, dated November 6, 2001, recorded November 19, 2001, as No. 200111190067, 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 \$2,000,000.00 with interest thereon, according to the terms thereof, in favor of DAVID CHRISTIANSON, 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. DAVID CHRISTIANSON, 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 the 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 December 10, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200312100151.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the time and place of sale as 9:30 a.m. on Friday, March 19, 2004 at the main entrance to the Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, Washington, a public place, 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 32nd and 28th day before the date of sale, and once between the 11th and 7th 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.

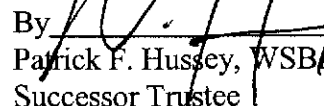
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 11 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 19, 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 said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$403,831.04 (cash) (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: March 19, 2004.

ANDERSON/HUNTER LAW FIRM, P.S.

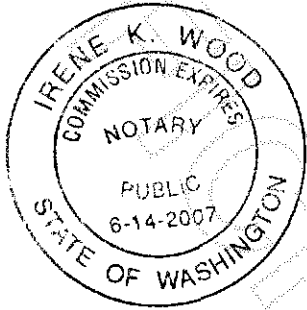
By 
Patrick F. Hussey, WSBA #7366
Successor Trustee



STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared PATRICK F. HUSSEY, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on March 19, 2004.



Irene K Wood
Irene K Wood (Printed Name)
Notary Public in and for the state of Washington.
My commission expires 6/14/07



EXHIBIT A

LEGAL DESCRIPTION

That portion of Government Lot 5 in Section 12, Township 34 North, Range 1 East W.M., described as follows:

Beginning at a point on the South line of the county road as the same existed on November 20, 1950, that is 561 feet West of the East line of the said Section; (said point being on the West line of a tract of land conveyed to William H. Halpin by deed recorded in Volume 9 of Deeds, Page 19, records of Skagit County, Washington); thence West on the South line of said county road 300 feet to the Northeast corner of a tract of land conveyed to Anton Christenson by deed recorded under Auditor's File No. 52514, records of Skagit County, Washington; thence South 937 feet, more or less, to the meander line of Lake Campbell; thence Easterly on the said meander line to a point due South of the point of beginning; thence North 950 feet, more or less, to the point of beginning; EXCEPT the East 200 feet thereof; ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded September 21, 1954 under auditor's File No. 506778, records of Skagit County, Washington.

TOGETHER WITH shore lands of the second class as conveyed by the State of Washington, situate in front of, adjacent to and abutting upon said tract.



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