

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Skagit Law Group, PLLS
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273


200407190206
Skagit County Auditor
7/19/2004 Page 1 of 3 3:31PM

TRUSTEE'S DEED

Grantor (s)	CRAIG E. CAMMOCK, TRUSTEE
Grantee (s)	KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife
Additional Grantor(s) on page(s)	
Additional Grantee(s) on page(s)	
Abbreviated Legal:	Lot 41, Widnor Drive
Additional Legal on page(s)	
Assessor's Tax Parcel No's:	P54922 / 3771-000-041-0002

THE GRANTOR, CRAIG E. CAMMOCK, as successor 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: KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 41, "WIDNOR DRIVE," as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Tax Parcel ID Nos.: P54922 / 3771-000-041-0002

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 dated September 10, 1999, recorded

September 10, 1999, under Auditor's File No. 199909100062, records of Skagit County, Washington, from SUSAN TINGELSTAD, an unmarried woman, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, to secure an obligation in favor of KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, as Beneficiaries. CRAIG E. CAMMOCK, Attorney at Law, has been appointed as successor Trustee under that certain Appointment of Successor Trustee recorded April 24, 2001, under Skagit County Auditor's File No. 200104240116.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$80,000.00, with interest thereon, according to the terms thereof, in favor of KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, 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 30-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. KEITH S. JOHNSON and ALISON R. JOHNSON, husband and wife, being then the holders of the indebtedness secured by said Deed of Trust, delivered to said successor Trustee a written request directing said successor 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 successor Trustee, in compliance with the terms of said Deed of Trust, executed and on April 13, 2004, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Skagit County Auditor's File No. 200404130010.

7. The successor Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the entrance/front steps of the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, WA, a public place, at 10:00 a.m. on July 16, 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 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 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 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 no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on July 16, 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 \$83,398.67 or by 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 16th day of July, 2004.

3720
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 19 2004

Amount Paid \$
Skagit County Treasurer
By: Deputy

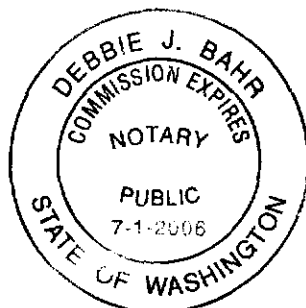
State of Washington)
County of Skagit) ss

Craig E. Cammock, WSBA 24185
Successor Trustee
P.O. Box 836
Mount Vernon, WA 98273
(360) 336-1000

I certify that I know or have satisfactory evidence that Craig E. Cammock is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 16, 2004

Trustee's Deed
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NOTARY PUBLIC

Print Name of Notary: Debbie J. Bahr

My appointment expires: 07-01-06



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Skagit County Auditor