



200408270062

Skagit County Auditor

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RECORDING REQUESTED BY:
JIM CLAUS AND BOB CLAUS

After recording, return to:
JIM CLAUS AND BOB CLAUS
15193 DORIS STREET
ANACORTES, WA 98221

Forward Tax Statements to
Address listed above

Doc ID # 00006152788632005N

File No.: 2002 - 10945

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, Landsafe Title of Washington, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to JIM CLAUS AND BOB CLAUS, as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No.: 340419-0-058-0006

the east 116ft of the north 84ft of that portion of the ne 1/4 of the nw 1/4 of section 19, twnshp 34north, range 4east w.m., described as follows: together with a non-exclusive easement for ingress, egress and utilities over and across the west 15ft of the east 131ft thereof. beginning at a point 210ft west of the se corner of said ne 1/4 of the nw 1/4; thence west 206ft along the south line of said ne 1/4 of the nw 1/4; thence north 210ft; thence east 206ft; thence south 210ft to the point of beginning. Situate in the county of Skagit, state of Wa.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between CHRISTOPHER B HERNANDEZ AND TIFFANY R HERNANDEZ, HUSBAND AND WIFE, as Grantor, to LAND TITLE CO OF SKAGIT COUNTY, as Trustee, and ABN AMRO MORTGAGE GROUP, INC., Beneficiary, dated 05/15/2001 recorded 05/18/2001, under Auditor's/Recorder's No. 200105180195, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$98,325.00 with interest thereon, according to the terms thereof, in favor of ABN AMRO MORTGAGE GROUP, INC. and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. ABN AMRO MORTGAGE GROUP, INC., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 05/21/2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200405210108.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in Interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 08/20/2004, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$97,901.00(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).



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Landsafe Title of Washington

DATED: August 24, 2004

BY: _____

BISHAN KATUGAHA, Vice President

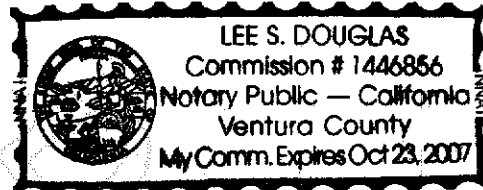
State of: CA

County of: VENTURA

On 8-24-04 before me LEE S. DOUGLAS, notary public, personally appeared BISHAN KATUGAHA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

LEE S. DOUGLAS



4583
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 27 2004

Amount Paid \$ 0
By lp Skagit Co Treasurer Deputy



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