

Return Address:
James E. Hungerford
P. O. Box 1191
Shelton, WA 98584



200410200017

Skagit County Auditor

10/20/2004 Page 1 of 2 9:28AM

TRUSTEE'S DEED

GRANTOR: James E. Hungerford

GRANTEES: John van Aubel, Katie van Aubel

LEGAL DESCRIPTION (abbreviated): Lot 62, Cedargrove on the Skagit (full description on page 1.)

ASSESSOR'S PARCEL NOS.: 3877-000-062-0009/P64122

The GRANTOR, James E. Hungerford, Attorney at Law, 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: John van Aubel and Katie van Aubel, husband and wife, GRANTEES, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 62, "CEDARGROVE ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington;

TOGETHER WITH all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, including a 1977 KIT Mobile Home, 70x14, Vehicle I.D. No. 0229N3S5932, and the rents, issues, and profits of the property;

Tax Parcel No.: 3877-000-062-0009/P64122.

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 Desiree Demery and Jose Manuel Garcia, wife and husband, as grantors, to Land Title Company of Skagit County as trustee, and John van Aubel and Katie van Aubel, husband and wife, as beneficiaries, dated December 1, 2003, and recorded December 9, 2003, under Auditor's File No. 200312090120, in the records of Skagit County, Washington. James E. Hungerford was appointed successor Trustee by instrument dated June 22, 2004, and recorded July 8, 2004, under Auditor's File No. 200407080022, in the 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 \$44,500.00 with interest thereon, according to the terms thereof, in favor of John van Aubel and Katie van Aubel, 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, and a copy of said Notice was posted or served in accordance with law.

5. John van Aubel and Katie van Aubel, being then the holders 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 July 8, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as Auditor's File No. 200407080023.

7. The Trustee, in the aforesaid "Notice of Trustee's Sale" fixed the place of sale as the Skagit County Courthouse, 205 W. Kincaid, Mount Vernon, WA, a public place, at 10:00 a.m. on October 15, 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 days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published 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, 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 grantors or their successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the grantors' 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.

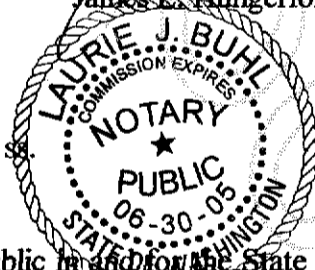
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 15, 2004, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantees, the highest bidder therefore, the property hereinabove described, for the sum of \$49,714.86.

DATED this 18TH day of October, 2004.


James E. Hungerford, Trustee

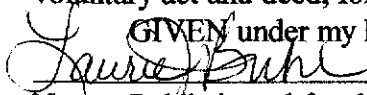
STATE OF WASHINGTON)

COUNTY OF MASON)



I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 18 day of October, 2004, personally appeared before me JAMES E. HUNGERFORD to me known to be the individual described in and who executed the within 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 the day and year last above written.

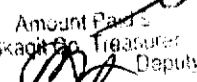

Notary Public in and for the State of Washington, residing at Mason County

My Commission Expires: June 30, 2005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

51609

OCT 20 2004

Amount Paid:
By  Skagit Co. Treasurer
Deputy



200410200017
Skagit County Auditor