



200411230003  
Skagit County Auditor

11/23/2004 Page 1 of 4 8:32AM

RETURN TO:

Law Office of  
Bradford E. Furlong, P.S.  
825 Cleveland Avenue  
Mount Vernon, Washington 98273

Document Title: Trustee's Deed

Reference number of documents assigned or released: 200003100115

Grantor: Catherine R. Szurek, Successor Trustee

Grantee: David A. Bromels, a single man

Partial Legal Description (Full Legal on face of Trustee's Deed):

a ptn of NE ¼ of SE ¼ & of SE ¼ of NE ¼, 6-33-4 E W.M.

Assessor's Parcel/Tax I.D. Number: 330406-0-019-0000/P16431;330406-4-002-0001/P16446

6293  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 22 2004

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

## TRUSTEE'S DEED

The Grantor, Catherine R. Szurek, as successor 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 Grantee David A. Bromels, a single man, as his separate property, that real property, situated in the County of Skagit, State of Washington, described as follows:

### PARCEL "A":

The South 66 feet of that portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , lying East of the Great Northern Railway all in Section 6, Township 33 North, Range 4 East, W.M.,  
EXCEPT the old State Highway,  
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Auditor's File No. 518493.

### PARCEL "B":

The North 66 feet of the South 132 feet of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 33 North, Range 4 East, W.M., lying East of the Great Northern Railway right of way;  
EXCEPT the old State Highway,  
AND EXCEPT that portion thereof condemned in Skagit County Superior Court Cause No. 23205 for highway purposes,  
ALSO, beginning at the intersection of the East line of the Great Northern Railway right of way and the South line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 33 North, Range 4 East, W.M.;  
thence Northerly along the East line of said Great Northern Railway right of way, 120 rods;  
thence East 100 feet;  
thence Southerly parallel with and 100 feet East of said Great Northern Railway right of way, 120 rods, more or less, to the South line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ;  
thence West along the South line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 100 feet to the point of beginning;  
EXCEPT the South 132 feet thereof,  
EXCEPT from all of the above, that portion conveyed to the State Washington by instrument dated August 31, 1972, recorded October 1972 as Auditor's File No. 775921.

All situate in the County of Skagit, State of Washington.

Commonly known as: 18664 Conway Frontage Road, Mount Vernon, Washington 98273

Assessor's Parcel/Tax I.D. Number: 330406-0-019-0000/P16431;330406-4-002-0001/P16446

### 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 Barker Airfield, LLC, Howard C. Tronsdal, Member, as Grantor, to Land Title Company of Skagit County, a corporation,



as Trustee, and David A. Bromels, a single person, as Beneficiary, dated March 10, 2000, recorded March 10, 2000, under Auditor's Number 200003100115, 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 \$246,000.00 with interest thereon, according to the terms thereof, in favor of David A. Bromels, a single person, 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. Catherine R. Szurek was appointed Successor Trustee by Appointment of Successor Trustee dated July 3, 2004, recorded July 9, 2004, under Auditor's Number 200407090113.
6. David A. Bromels, a single person, being then the holder 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.
7. 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 recorded with the Skagit County Auditor on March 10, 2000, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 200408120099.
8. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Skagit County Courthouse, 205 W. Kincaid Street, in the town of Mount Vernon, state of Washington, a public place, at 10 o'clock a.m., 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 Successor 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 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.

9. During the foreclosure, no action was pending on an obligation secured by said Deed of Trust.
10. 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.
11. 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 November 19, 2004, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$ 2 ~~(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) and subject to real property taxes, interest and penalties.

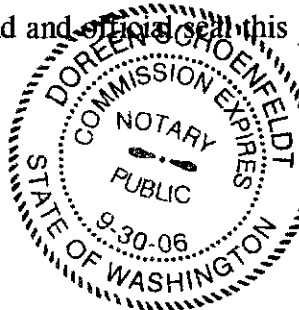
Dated this 19th day of November 2004.

Catherine R. Szurek  
Catherine R. Szurek, Successor Trustee

STATE OF WASHINGTON                    )  
  ) ss.  
COUNTY OF SKAGIT                    )

On this day personally appeared before me Catherine R. Szurek to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of November 2004.



Doreen Schoenfeldt  
Notary Public in and for the State of  
Washington, residing at 8 Snowdley

Printed Name: Doreen Schoenfeldt

