

AFTER RECORDING RETURN TO:

William R. Allen
PO Box 437
Sedro-Woolley, WA 98284



200411300086
Skagit County Auditor

11/30/2004 Page 1 of 4 12:01PM

Grantor.	ALLEN, William R., Trustee
Grantee.	UBUNGEN, Romeo N.
Abbrev. Leg.	Ptn of NW ¼ of NW ¼, Sec. 29, T34N, R4E, W.M.
Tax Acct. No.	34049-0-101-0001/R28257

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

The GRANTEE, ROMEO N. UBUNGEN, a single man,

that real property situated in the County of Skagit, State of Washington, described as follows:

That portion of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning on the East line of South Seventh Street 576 feet North of the South line of said Northwest ¼ of the Northwest ¼;
thence East 170 feet, more or less, to the center of a ditch;
thence Northerly along the center of the ditch 92 feet;
thence West 170 feet, more or less, to the East line of South Seventh Street;
thence South 92 feet to the point of beginning,

EXCEPT any portion of said described premises that lies North of the South line of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section,

ALSO EXCEPT that portion of said premises conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File No. 491875.

Situate in the County of Skagit, State of Washington,

(commonly known as 1402 South Seventh Street, Mount Vernon, WA 98273).

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust between Rosa Mejia, a married woman as her separate estate, as Grantor, to Land Title Company of Skagit County, as Trustee, and Romeo N. Ubungen, as Beneficiary, dated September 28, 1999, recorded October 1, 1999, under Auditor's File No. 199910010069, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$95,000.00, with interest thereon, according to the terms thereof, in favor of Romeo N. Ubungen and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was served or posted in accordance with law.
5. Romeo N. Ubungen, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on August 5, 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. 200408050036.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, 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 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 date of sale, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form. On the date and at the place and time set for the sale in the Notice of Trustee's Sale, a Notice of Continuance of Trustee's Sale was read, continuing the sale to Friday, November 19, 2004, at the original time and location. On Friday, November 19, 2004, at the above-stated time and location, another Notice of Continuance of Trustee's Sale was read, continuing the sale to Monday, November 29, 2004, at 4 o'clock in the afternoon, at the above-stated location.

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 RCA.

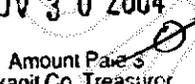
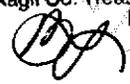
10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on November 29, 2004, the date of sale, which was not less than 190 days from date of default in the 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 \$104,268.94, 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.

DATED this 30 day of November, 2004.


William R. Allen, Trustee

#6390
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2004

Amount Paid
By  Skagit Co. Treasurer
By  Deputy



