

Filed for Record at Request Of:
MARTIN LIND
127 East Fairhaven
Burlington, WA 98233



200502220196
Skagit County Auditor

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TRUSTEE'S DEED

The GRANTOR, MARTIN LIND, as present 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: SKAGIT STATE BANK, GRANTEE, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. P21425; 340311-0-041-0005

p4n SE ¼ SE ¼, 11-34-3 E. W.M.

See Attached Exhibit "A" for full legal description.

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 MOUNT BAKER EVERGREEN, INC., as GRANTOR, to LAND TITLE COMPANY as TRUSTEE, and SKAGIT STATE BANK as BENEFICIARY, dated September 5, 2000, recorded September 6, 2000, as Auditor's No. 200009060108, records of Skagit County, Washington,
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) Promissory Note in the sum of THREE HUNDRED FIVE THOUSAND FIVE HUNDRED FIVE AND 67/100 DOLLARS (\$305,505.67) with interest thereon, according to the terms thereof, in favor of SKAGIT STATE BANK, as noted in Paragraph 1 above and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The said 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 (30) 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. SKAGIT STATE BANK, being then the holder 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 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 October 28, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in as Auditor's No. 200410280190 which Notice was subsequently amended by instrument dated November 4, 2004, and recorded November 4, 2004, in the office of the Auditor of Skagit County, Washington, under Auditor's No. 200411040086.

7. The Trustee, in its aforesaid "Amended Notice of Trustee's Sale," fixed the place of sale as **SKAGIT COUNTY COURTHOUSE, 3RD & KINCAID, MOUNT VERNON, WASHINGTON**, a public place, at **10:00 o'clock A.M., February 11, 2005**, and in accordance with law caused copies of the statutory "Amended Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety (90) days before the sale; further, the Trustee caused a copy of said "Amended Notice of Trustee's Sale" to be published once a week during the four (4) weeks preceding the time of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, the trustee included with this Notice, which was transmitted or served to or upon GRANTOR or his successor in interest, an "Amended 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 as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW and all provisions of said Deed of Trust have been complied with



200502220196

Skagit County Auditor

DATED this 11th day of February, 2005.

#798

FEB 25 2004

Approved by _____
Dean, College of Medicine
Date _____

GIVEN under my hand and official seal this 11th day of February, 2005.



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EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

Lot "A" of Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028, in Volume 4 of Short Plats, page 151, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over and across that certain 20 foot wide access and utility easement as delineated on the face of said Short Plat No. 76-80.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of Lot "A" of Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028, in Volume 4 of Short Plats, page 151, records of Skagit County, Washington;
thence North $1^{\circ}59'08''$ East along the East line of said Lot "A", a distance of 138.04 feet;
thence South $88^{\circ}01'27''$ East, a distance of 200 feet;
thence South $1^{\circ}59'08''$ West, a distance of 138.04 feet to a point which is South $87^{\circ}48'37''$ East, a distance of 200 feet from the point of beginning;
thence North $87^{\circ}48'37''$ West, a distance of 200 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for access and utilities over and across that certain 20 foot wide access and utility easement as delineated on the face of Short Plat No. 76-80, approved July 23, 1980 and recorded July 24, 1980, under Auditor's File No. 8007240028 in Volume 4 of Short Plats, page 151, records of Skagit County, Washington,

EXCEPT that portion thereof lying within the boundaries of the main tract hereinabove described.

Situate in the County of Skagit, State of Washington.



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