



200504210079

Skagit County Auditor

4/21/2005 Page

1 of

2 12:12PM

## Return To:

Jim Claus  
15193 Doris Court  
Anacortes, WA 98221

T.S. No. WNM061485

Loan No. 8790813/472/BYRN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

The GRANTOR, **Standard Trustee Service Company Washington**, as present Trustee under that Deed of Trust, as hereinafter particularly described, hereby grants and conveys, but without covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property, unto: **Bob Claus 50% and Jim Claus 50%**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

THE NORTH 142 FEET OF THE SOUTH 406 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT PEEN ROAD.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1848

APR 21 2005

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: 340324-4-011-0008 (P22645)

Property Address: 15688 PENN ROAD, MOUNT VERNON, WA 98273

## RECITALS:


Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

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 David F. Byrn, a married person as his separate estate and Helen M. Byrn, a single person, as Grantor, to Land Title Company, as Trustee, and Wells Fargo Home Mortgage, Inc., as Beneficiary, dated 6/27/2001, recorded 6/29/2001, as Instrument No. 200106290125, in Book/Reel, Page/Frame, 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 \$166,250.00 with interest thereon, according to the terms thereof, in favor of Wells Fargo Home Mortgage, 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 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 and such default still existed at the time of the sale, 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Wells Fargo Bank, N.A., 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 holder of the obligations secured by said Deed of Trust, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing, the Trustee, in compliance with the terms of the Deed of Trust caused a Notice of Sale containing an election to sell said real property and to foreclose said Deed of Trust by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County on 01/06/2005 Under Auditor's File No. 200501060092.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 twice preceding the time of sale, first between the twenty-eighth and thirty-fifth day before the set sale date and again between the seventh and eleventh day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served 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.
8. During foreclosure, no action commenced by the Beneficiary or the Beneficiary's successor of the Deed of Trust was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **4/8/2005** the date of sale at THE KINCAID ST. ENTRY TO THE SKAGIT COUNTY COURTHOUSE, MT. VERNON, WA 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 Grantee, the highest bidder therefore, the property hereinabove described, for the sum of **\$174,197.44**, cash.

Date: April 12, 2005

Standard Trustee Service Company Washington, as Trustee

  
Amy Rigsby, Assistant Secretary

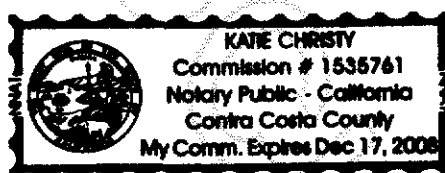
State of California ) ss.  
County of Concord )

On 4/12/2005, before me, Katie Christy, a Notary Public in and for said County and State, personally appeared, Amy Rigsby, Assistant Secretary personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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

SIGNATURE

  
Katie Christy



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Skagit County Auditor

4/21/2005 Page

2 of

2 12:12PM