



200504220004

Skagit County Auditor

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3 9:00AM

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

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: STATE OF BANK OF CONCRETE, GRANTEE, the real property, situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. P63301; 3869-009-022-0009

Lot 22, Block I, "CAPE HORN ON THE SKAGIT DIVISION NO. 2," as per plat recorded in Volume 9 of Plats, Pages 14 through 19, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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 ROBERT L. NICHOLAS and GAIL D. NICHOLAS, as GRANTORS, to Island Title Company as TRUSTEE, and STATE BANK OF CONCRETE as BENEFICIARY, dated September 26, 1994, recorded September 29, 1994, as Auditor's No. 9409290110, 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 TWENTY-ONE THOUSAND TWO HUNDRED DOLLARS (\$21,200.00) with interest thereon, according to the terms thereof, in favor of STATE BANK OF CONCRETE, 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. STATE OF BANK OF CONCRETE, 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 December 30, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's No. 200412300122.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Skagit County Courthouse, Kincaid Street, Mount Vernon, Washington, a public place, at 10:00 o'clock A.M., (April 8, 2005) 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 (90) days before the sale; further, the Trustee caused a copy of said "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, 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 was pending on an obligation secured by said deed of Trust.

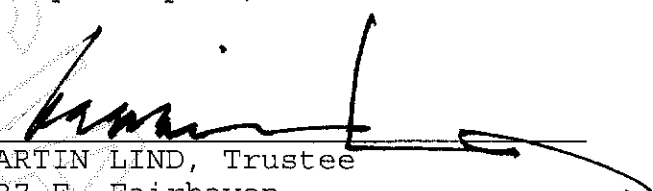
9. All legal requirements as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW and all provisions of said Deed of Trust have been complied with.



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10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on May 2, 2003, 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 GRANTEE, the highest bidder therefor, the property hereinabove described, for the sum of Sixteen Thousand Three Hundred Fifty-Seven & 19/100 Dollars (\$16,357.19) (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).

DATED this 19 day of April, 2005.


MARTIN LIND, Trustee
127 E. Fairhaven
Burlington, WA 98233
(360) 755-9631

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1852

APR 21 2005

STATE OF WASHINGTON)


) ss.

County of Skagit)

Amount Paid \$
By Skagit Co. Treasurer
Deputy

On this day personally appeared before me, MARTIN LIND, who executed the within and foregoing instrument, and acknowledged that the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of April, 2005.


Notary Public in and for the State of
Washington, residing at Burlington
My commission expires: 8-1-08



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