

AFTER RECORDING, RETURN TO:

SMITH KOSANKE & WRIGHT, P.L.L.C.
Gregory L. Kosanke
105 - 5th Street, Suite 202
P.O. Box 632
Lynden, WA 98264



200507130021
Skagit County Auditor

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TRUSTEE'S DEED

The Grantor, GREGORY L. KOSANKE, as Successor Trustee to Land Title Co., Inc., a Washington corporation, the original 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: PEOPLES BANK, that real property, situated in the County of Whatcom, State of Washington, described as follows:

Lot 11, 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.

Skagit County Tax Parcel No. P63289 / 3869-009-011-0002

RECITAL:

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 People's Bank, as Grantor, to Land Title Co., Inc., as Trustee, and Peoples Bank, Beneficiary dated the 28th day of November 2001, recorded the 6th day of December 2001, under Auditor's File No. 200112060038, records of Skagit County County, Washington.

2. Said *Deed of Trust* was executed to secure, together with other undertaking, the payment of a Promissory Note in the sum of Forty-Six Thousand and No/100 Dollars (\$46,000.00) with interest thereon, according to the terms thereof, in favor of the Beneficiary, Peoples Bank, 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(s), as set forth in *Notice of Trustee's Sale*, which, by the terms of the *Deed of Trust*, make operative the power to sell, the thirty (30) day advance *Notice of Default* was transmitted to the Grantor(s), or his/her/its/their successor in interest, and a copy of said *Notice* was posted or served in accordance with law.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3047

JUL 12 2005

Amount Paid \$
Skagit Co. Treasurer
Deputy

5. Peoples Bank, 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 premises.

6. 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 a *Notice of Trustee's Sale* of said property on the 22nd day of March 2005, recorded the same in the office of the Auditor of Skagit County, Washington on the 23rd day of March 2005 under Skagit County Auditor's File No. 200503230026.

7. The Successor Trustee, in its aforesaid *Notice of Trustee's Sale*, fixed the place and time of said sale at Skagit County Courthouse, 205 W. Kincaid, Mt. Vernon, Washington, a public place, at 10 o'clock a.m. on the 8th day of July 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 Successor Trustee caused a copy of said *Notice of Trustee's Sale* to be published once on or between the 32nd and 28th day before the sale and once on or between the 11th and 7th day preceding the time 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 to or served upon the Grantor or his/her/it/s/their 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 of Chapter 61.24 RCW and all provisions of said *Deed of Trust* have been complied with as to acts to be performed and notices to be given.

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 the 8th day of July 2005, the date of sale, which was not less than one hundred twenty (120) days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee(s), who were the Beneficiary of said *Deed of Trust*, they being the highest bidder therefore, the property hereinabove described for the sum of \$57,538.63 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 8th day of July 2005.


GREGORY L. KOSANKE, Successor Trustee



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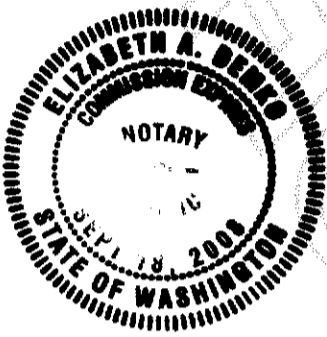
STATE OF WASHINGTON)

) ss.

COUNTY OF WHATCOM)

On this 8th day of July 2005, before me personally appeared GREGORY L. KOSANKE, to me known to be the Successor Trustee to Land Title Co., Inc., a Washington corporation, the original Trustee, and that said Successor Trustee executed the within and foregoing instrument, and acknowledged the same instrument to be the free and voluntary act and deed of said Successor Trustee for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.



Elizabeth A. Demko
NOTARY PUBLIC in and for the State of Washington,
residing at Spokane



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