

Filed for Record at Request of

ANDERSON HUNTER LAW FIRM  
2707 Colby Avenue, Suite 1001  
P. O. Box 5397  
Everett, WA 98206-5397  
ATTN: Cheryl L. Abel  
LAND TITLE OF SKAGIT COUNTY



200507190120  
Skagit County Auditor

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### TRUSTEE'S DEED

The GRANTOR, PATRICK F. HUSSEY, and/of ANDERSON HUNTER LAW FIRM, P.S., 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 WADOT CAPITAL, INC., a Washington corporation, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Exhibit "A", attached hereto and incorporated herein as though fully set forth.

Abbrev. Legal: Lot 1, Stafford's Skagit River Tracts.

TOGETHER WITH that certain RV described as: 1976 Prowler 21/8L, License Number WB 7005 and VIN S9207.

Assessor's Tax Parcel ID No(s). 4020-000-001-0007.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 3810  
JUL 19 2005

#### 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 HARRY ASBERY and SANDRA S. ASBERY, husband and wife, as Grantor, to FIRST AMERICAN TITLE COMPANY, as Trustee, to secure an obligation in favor of WADOT CAPITAL, INC., a Washington corporation, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$20,000.00 with interest thereon, according to the terms thereof, in favor of WADOT CAPITAL, INC., and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

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 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 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. WADOT CAPITAL, INC., 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 the 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 April 8, 2005, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200504080137.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the time and place of sale as 10:00 a.m. at the main entrance to the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, a public place, 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 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th day before the date 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 or served to or 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 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 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured 11 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on July 15, 2005, 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

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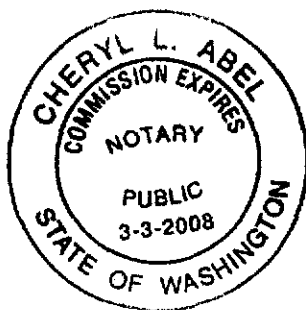
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DATED: July 15, 2005.

By Patrick F. Hussey, WSBA #7366  
Successor Trustee

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

GIVEN under my hand and official seal on July 15, 2005.



Cheryl L. Abel  
Cheryl L. Abel  
Notary Public in and for the state of  
Washington.  
My commission expires 3/3/08



Tract 1, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS," as per plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington, EXCEPT that portion thereof, if any, or that does not lie within the boundaries of that certain tract of land conveyed to Angelo T. Ferrario and Lucille Marie Ferrario, his wife, by deed recorded September 9, 1968, under Auditor's File No. 717958, AND EXCEPT portion thereof, if any, conveyed to Albert P. Klein, et al, by instrument recorded March 4, 1969, under Auditor's File No. 723829.

TOGETHER WITH non-exclusive easement for ingress, and egress over and across the following described tract:

1. All private roadways designated as Tracts "A", "B", and "C" as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
2. The Westerly 60 feet of Tract 8 (as measured at right angles to the West line of said lot) of said "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
3. A 60 foot strip of land running over and across Government Lots 5 and 6 and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 10 East, W.M., connecting said above described main tracts to those certain easements in the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", above described as more particularly shown on the face of said "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS".

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"



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