



200508040102
Skagit County Auditor

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200507140042
Skagit County Auditor

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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

TRUSTEE'S DEED

THIS DOCUMENT IS BEING RE-RECORDED TO ADD COMPLETE LEGAL DESCRIPTION

The Grantor, GREGORY L. KOSANKE, as Successor Trustee to Island 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:

Including manufactured home 1989 Skyline Oakmanor 66 x 28 Serial Number 32910351Y, Lot 1 of Skagit County Short Plat Number PL01-0296 recorded under Auditor's File Number 200108140104 being a portion of the Northeast quarter of Section 36, T4N, R12E, S1, Skagit County, Washington.

Skagit County Tax Parcel No. P42706 / 350715-1-004-0108

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

*3674

JUL 13 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

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 Island Title Co., Inc., as Trustee, and Peoples Bank, Beneficiary dated the 20th day of March 2002, recorded April 10, 2002, under Auditor's File No. 200204100098, 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 One Hundred Thirty-Six Thousand and No/100 Dollars (\$136,000.00) 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.

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. 200503230024.

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 \$155,859.20 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4208
AUG 04 2005

Amount Paid \$
By Skagit County Treasurer Deputy

GREGORY L. KOSANKE, Successor Trustee



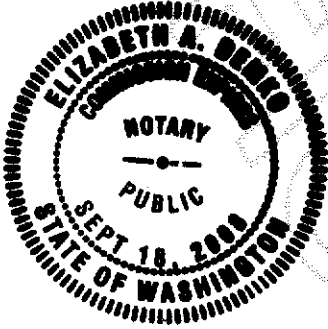
STATE OF WASHINGTON)

) 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 Island 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 Synden



SCHEDULE "A"

Including manufactured home 1989 Skyline Oakmanor 66 x 28 Serial Number.

Parcel A:

Lot 1 of Skagit County Short Plat No. PL01-0296, approved August 13, 2001 and recorded August 14, 2001, under Auditor's File No. 200108140104, being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

Parcel B:

An easement for ingress, egress, and utilities as shown on the face of Skagit County Short Plat No. 93-071, approved October 21, 1994, and recorded November 3, 1994, in Volume 11 of Short Plats, page 135, under Auditor's File No. 9411030038, being a portion of the Southwest Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

Parcel C:

An easement for road utilities, and right-of-way 60.00 feet wide by 185.00 feet long, more or less, in Government Lot 1, Section 15, Township 35 North, Range 7 East of the Willamette Meridian, being the West 60.00 feet of said Lot 1 lying between the Northerly right-of-way line of the Cape Horn County Road as conveyed to Skagit County by deed recorded May 12, 1967, under Auditor's File No. 698925, records of Skagit County, Washington, and the North line of said Government Lot 1;

And also, a tract of land 60.00 feet wide by 60.00 feet long in the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 88°45' East 60.00 feet; thence North 01°35' West 60.00 feet; thence South 88°45' West 60.00 feet; thence South 01°35' East 60.00 feet to the point of beginning.

All situated in Skagit County, Washington.

Tax Parcel No. P42706 / 350715-1-004-0108

The property's mailing address is 8344 Emmanuel Lane, Concrete, Washington 98237



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