



200508250023  
Skagit County Auditor

8/25/2005 Page 1 of 3 8:59AM

**AFTER RECORDING MAIL TO:**

Name Gregory P. Cavagnaro

Address 11100 NE 8<sup>th</sup> Street, Suite 340

City, State Zip Bellevue, WA 98004

**Document Title(s):** (or transactions contained therein)

1. Trustee's Deed
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

9201030050

Additional numbers on page \_\_\_\_\_ of document

**Grantor(s):** (Last name first, then first name and initials)

1. Cavagnaro, Gregory P. - Trustee
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. Pacific Coast Investment Company
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter)

Lot 3 Block N Cape Horn on the Skagit Div. 2 9-14

Complete legal description is on page 1 of document

**Assessor's Property Tax Parcel/Account Number(s):**

P63422                      3869-014-003-0002

After Recording Return To:

Gregory P. Cavagnaro  
11100 NE 8<sup>th</sup> St #340  
Bellevue, WA 98004

### Trustee's Deed

The GRANTOR, Gregory P. Cavagnaro as present Trustee under the Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation of warranty, expressed or implied, to Pacific Coast Investment Company, a Washington Corporation, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, as described as follows:

Assessor's Property Tax Parcel: P63422 Account No: 3869-014-003-0002

Lot 3, Block "N", "PLAT OF CAPE HORN ON THE SKAGIT, DIVISION NO. 2", as per plat recorded in Volume 9 of Plats at page 14, in the records of Skagit County, State of Washington.

#### RECITALS:

1. This conveyance is made pursuant to the powers, including the power to sale, conferred upon the Grantee by the certain Deed of Trust between Elmer McEwen, as Grantor, First American Title Insurance Company, as Trustee, Herbert Fiske, Beneficiary, dated December 23, 1991, recorded January 3, 1992, under Auditor's/Recorder's No. 9201030050, records of Skagit County, Washington and assigned to Grantee pursuant to that certain Assignment of Deed of Trust dated February 3, 1995, recorded March 3, 1995 under Auditor's Recorders No. 9503030060.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of 24,000.00 with interest thereof, according to the terms thereof, in favor of Herbert Fiske and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and that Grantor has no actual knowledge that the property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in Notice to Trustee's Sale described below which by the terms of the Deed of Trust make operative the power to sell, the thirty-day (30) advance Notice of Default was transmitted to the Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Pacific Coast Investment Company, being then the holder of the nominee of the indebtedness secured by the Deed of Trust, Delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on March 4, 2005, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's" of the Property under Auditor's File No. 200503100114.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as the main entrance of the Skagit County Superior Court, 205 W Kincaid Street, Mount Vernon, Washington a public place at 10 o'clock a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or



200508250023  
Skagit County Auditor

any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteen and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed or Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successor or assigns was pending on an obligation secured by the 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 provide in chapter 61.24 RCW.

10. The defaults specified in the "Notice to 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 7/29/05, the date of sale, which was not less the 190 days from the date of default in the obligation secured, the Grantor the and there sold there Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$11,500.00 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, cost and expenses as provided by statute).

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Grantee understands, acknowledges and agrees that the Property was purchased in the contest of a foreclosure, that the trustee make no representations to Grantee concerning the Property and that the trustee owed no duty to make disclosures to Grantee concerning the Property, Grantee relying solely upon his/her/their/its own dues diligence investigation before electing to bid for the Property.

DATED: 8/5/05

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 4583  
AUG 24 2005

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

STATE OF WASHINGTON  
COUNTY OF KING

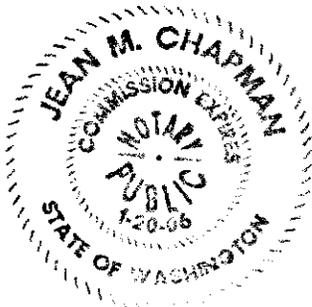
GRANTOR:  
Gregory P. Cavagnaro

By: \_\_\_\_\_  
Gregory P. Cavagnaro

I certify that I know or have satisfactory evidence that Gregory P. Cavagnaro is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged he as the Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 08/05/05

Jean M. Chapman  
Jean Chapman



200508250023  
Skagit County Auditor