



200509160142
Skagit County Auditor

9/16/2005 Page 1 of 3 1:20PM

AFTER RECORDING RETURN TO:

Northwest Realty Investments Inc.
1500 E. College Way Ste A# 530
Mount Vernon, WA 98273

Mason, Patrick and Malinda, 829.051138.1
Loan No. 13969027

TRUSTEE'S DEED

The GRANTOR, Bishop, White, & Marshall, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty to **Northwest Realty Investments Inc., GRANTEE**, that real property, situated in Skagit County, State of Washington, described as follows:

Lots 1 through 3, block 3, 'PLAT OF RESERVED ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON', as per plat recorded in Volume 2 of plats, page 59, records of Skagit County, Washington. TOGETHER WITH those portions of Division Street as vacated by Auditor's File Nos. 8412050012 and 8607210128, records of Skagit County, Washington.

Situated in Skagit County, Washington

Together with that certain 28 x 52 foot Marlette Lakecrest(mfgr) manufactured home bearing VIN No. H011938A/B and more fully described in that certain Title Elimination document filed with the Auditor of Skagit County, Washington on September 29, 1998 under Auditor's No. 9809290185, Bk 1876 Pg 0498.

Assessor's Property Tax Parcel/Account Number(s):
P112825

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 Patrick Mason and Malinda Mason, husband and wife, as Grantor, to Island Title Co Burlington, a Washington corporation as Trustee, and Washington Mutual Bank as Beneficiary, dated September 18, 1998 recorded on September 25, 1998 as No. 9809250109, Bk. 1874, Pg. 0327, records of Skagit County, Washington.

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2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Washington Mutual 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 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. Washington Mutual Bank 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 June 10, 2005 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Instrument No. 200506100112 .
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as at the main entrance to the Skagit County Courthouse, located at 3rd and Kincaid Street, in the City of Mt. Vernon, a public place on September 9, 2005 at 10:00 am 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 between the thirty-five (35) and twenty-eighth (28) day before the date of sale, and once between the fourteenth (14) and seventh (7) 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.

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