When Recorded Return to:

Elliott W. Johnson Inc., P.S. 711 South First Street Mount Vernon, WA 98273



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## **Trustee's Deed**

Grantor(s):	Elliott W. Johnson, Successor Trustee
[ ] Additional names on page of document	
Grantee(s):	Theodore "Ted" Rose, a single man
[] Additional names on page of document	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Legal Description (abbreviated):	15-35-7- NE-SW SEP 29 2005
[ X] Additional legal description on page 2	Amount Paid \$ Skagil Co. Treasurer By Robeputy
Assessor's Tax Parcel Number:	350715-0-016-0106 R42696
Reference (Auditor File Numbers of Documents assigned, released or amended:	9903160074
[ ] Additional references on page of document	

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Elliott W. Johnson Inc. P.S. 711 South First Street Mount Vernon, WA 98273 (360) 336-6502 Fax 336-5616 Email Elliott@EWJLaw.com THE GRANTOR, Elliott W. Johnson, 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 Theodore "Ted" Rose, a single man, Grantee, that real property, situate in the County of Skagit, State of Washington, described as follows:

Attached as Exhibit "A"

## 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 dated March 15, 1999, recorded as No. 9903160074, records of Skagit County, Washington between **Debra Van Lierop also shown of record as Debra A. Kaperick, as her separate estate**, an individual, as Grantor, to **Elliott W. Johnson**, attorney at law, appointed as Successor Trustee by instrument recorded under Skagit County Auditor's File No. 200505240133, and **Theodore "Ted" Rose**, a single person, as Beneficiary by assignment dated January 28, 2003, and recorded March 18, 2003, under Skagit County Auditor's File No. 200303180144.
- 2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$45,000.00, with interest thereon, according to the terms thereof, in favor of Theodore "Ted" Rose, 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-(30) day advance Notice of Default was transmitted to the Grantor, or Grantor's successor in interest, and a copy of said Notice was posted or served in accordance with law.
- 5. Theodore "Ted" Rose, 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 May 24, 2005, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property Under Auditor's File No. 200505240136.

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- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Mount Vernon, Washington, a public place, at 10:00 a.m. on September 16, 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 Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the first and fourth week 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 or served to or upon the Grantor or Grantor's 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 ten (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on September 16, 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 thereof, the property hereinabove described, for the sum of Fifty-Seven Thousand Two Hundred Fifteen and 61/100 Dollars (\$57,215.61) 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: September 16, 2005.

Elliott W. Johnson, WSBA 5679

Successor Trustee

State of Washington)

) ss.

County of Skagit

I certify that I know or have satisfactory evidence that Elliott W. Johnson signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

\_\_\_\_\_

Dated: September

Notary Public

CHRISTINA I. DILL

My appointment expires: 2-1-2009

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