

When Recorded Return to:

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



200509290050
Skagit County Auditor

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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

5385
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Legal Description (abbreviated):

15-35-7- NE-SW

SEP 29 2005

☒ Additional legal
description on page 2

Amount Paid \$
Skagit Co. Treasurer
By *Lp* Deputy

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

Trustee's Deed

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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.

Trustee's Deed

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