

When recorded return to:  
Jerome A. Froland  
P.O. Box 13125  
Mill Creek WA 98082



200511290114  
Skagit County Auditor

11/29/2005 Page 1 of 2 1:26PM

6622  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 29 2005

File Number:04A0513  
File Name:ROB ROY BITTMANN, III

Amount Paid \$  
Skagit County Treasurer  
By: *mem* Deputy

DOCUMENT COVER SHEET

DOCUMENT TITLE (OR TRANSACTIONS CONTAINED THEREIN) TRUSTEE'S DEED  
REFERENCE NUMBERS OF RELATED DOCUMENTS 200010270047, 200503100142.  
LOCATED ON PAGE n/a OF DOCUMENT.

FIRST AMERICAN TITLE CO.  
*83863*

GRANTOR(S) Jerome A. Froland, TRUSTEE  
GRANTEE(S) WESTAR FINANCIAL INC.  
TRUSTEE: Jerome A. Froland

LEGAL DESCRIPTION ABBREVIATED: IE., LOT, BLOCK, PLAT OR SECTION, TOWNSHIP, RANGE:  
LOTS 68 AND 69, "CASCADE RIVER PARK NO. 3" ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 9 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 3873-000-069-0006- R63942

TRUSTEE'S DEED

The GRANTOR Jerome A. Froland 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: WESTAR FINANCIAL INC. WHOS ADDRESS IS P.O. BOX 13860 MILL CREEK WA 98082, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOTS 68 AND 69, "CASCADE RIVER PARK NO. 3" ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 9 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED INTEREST IN ALL PROPERTY OWNED OF RECORD IN THE NAME OF CASCADE RIVER COMMUNITY CLUB, A NON PROFIT CORPORATION.  
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 ROB ROY BITTMANN, III A SINGLE MAN AS HIS SEPARATE PROPERTY, as Grantor to Jerome A. Froland, as Trustee and WESTAR FINANCIAL INC. as Beneficiary, dated 26TH DAY OF OCTOBER, 2000, recorded 27TH DAY OF OCTOBER, 2000 as No. 200010270047, in Book/Reel XXX, Page/Frame XXX records of SKAGIT County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of ONE promissory note in the sum of \$ 3,000.00 with interest thereon, according to the terms thereof, in favor of WESTAR FINANCIAL INC. 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 there 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 make 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. The Beneficiary delivered to said Trustee a written request directing said Trustee to sell the described premises.

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 10TH DAY OF MARCH, 2005, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XXX, Page/Frame XXX, as No. 200503100142.


7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT COUNTY SUPERIOR COURTHOUSE, a public place, at 10:00 o'clock A.M., and in accordance with law cause 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 trustee caused a copy of said "Notice of Trustee's sale to be published once 30 days and once 11 days 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 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 provision 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on the 10TH DAY OF JUNE, 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 therefor, the property hereinabove described for the sum of \$ 7,204.00 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 30TH day of JUNE, 2005.

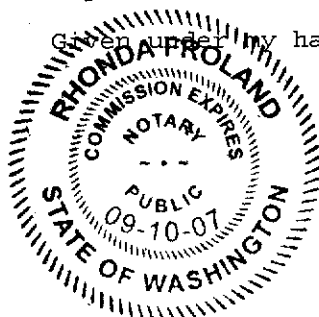
  
Jerome A. Froland TRUSTEE WSBA#14916

STATE OF WASHINGTON )

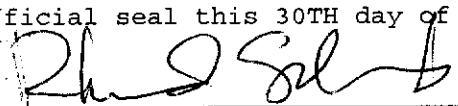
) ss.

COUNTY OF SNOHOMISH )

On this day, personally appeared before me Jerome A. Froland, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes herein mentioned.



Given under my hand and official seal this 30TH day of JUNE, 2005.

  
Rhonda Froland  
Notary Public in and for the State of  
Washington, residing at Brier, WA.  
My Commission expires 9-10-2007.



200511290114  
Skagit County Auditor