



200604280178

Skagit County Auditor

4/28/2006 Page 1 of 2 3:28PM

After Recording Return to:
CHESTER T. LACKEY
Battersby Field Professional Building
900 Dupont Street
Bellingham, WA 98225

Document Title: Trustee's Deed
Grantor: Chester T. Lackey, Trustee
Grantee: William Howard Self and Lucille Self, husband and wife
Legal: Lot 12 "Cascade Heights" Vol 16 Pages 85 & 86 119446-P
Parcel # P108162

LAND TITLE OF SKAGIT COUNTY

TRUSTEE'S DEED

The Grantor, CHESTER T. LACKEY, 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: William Howard Self and Lucille Self, husband and wife, Grantees, that real property situated in the County of ~~Whatcom~~ ^{SKAGIT}, State of Washington, described as follows:

Lot 12 "Cascade Heights" as per plat recorded in Volume 16 of Plats, pages 85 and 86, records of Skagit County, Washington.

Situate in Skagit County, Washington.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Lonnie Bradwell, II and Renee R. Bradwell, husband and wife, as Grantors, to Land Title Company of Skagit County, as Trustee, and Dietrich Construction Co., LLC, as Beneficiary, dated the 31st day of January, 2002, recorded on the 31st day of January, 2002, under 2002013101642 The beneficial interest assigned to William Howard Self and Lucille Self, under Auditor's File No. 200201310164.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$77,000.00, with interest thereon, according to the terms thereof, in favor of Dietrich Construction Co., LLC, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

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.

William Howard Self and Lucille Self being then the holders 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 the law and terms of said Deed of Trust.

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 the 13th day of January, 2006, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200601130209.

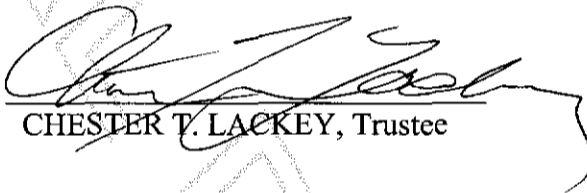
The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 o'clock A.M., and in accordance with law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th and 28th day before the date of sale, and once between the 14th and 7th 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.

During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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.

The defaults specified in the "Notice of Trustee's Sale" not having been cured prior to the 10th day before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on the 21st day of April, 2006, 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 property hereinabove described, for the sum of \$86,002.11, (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).

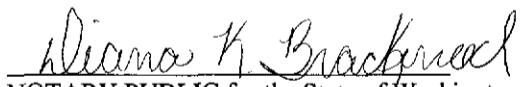
DATED this 25th day of April, 2006.

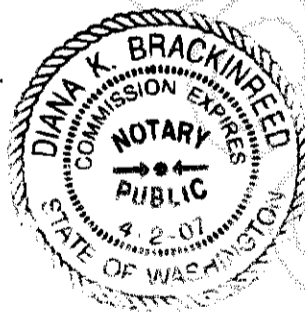

CHESTER T. LACKEY, Trustee

State of Washington)
) ss.
County of Whatcom)

I certify that I know or have satisfactory evidence that Chester T. Lackey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED to before me this 25th day of April, 2006.



NOTARY PUBLIC for the State of Washington,
residing at B'ham
My Commission Expires: 4/2/07



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2048
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 28 2006

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



200604280178
Skagit County Auditor