



200606280138

Skagit County Auditor

6/28/2006 Page

1 of

3 3:32PM

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  
Grantee: David Moore  
Legal: Ptn. SE ¼ of SW ¼ 24-35-4 E. WM  
Parcel # 350424-3-005-0100 P105654

120101-S  
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: David Moore, Grantee, that real property situated in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Mountain View Ranch Corporation, a Washington corporation, and Dwight W. Brandt, Sr., and Anne Brandt, husband and wife, as Grantors, to Land Title Company, as Trustee, and Security First Mortgage, Inc., as Beneficiary, dated the 30<sup>th</sup> day of June, 2005, recorded on the 13<sup>th</sup> day of July, 2005, under Skagit County Auditor's File No. 200507130107.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$192,000.00, with interest thereon, according to the terms thereof, in favor of Security First Mortgage, Inc., 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.

Equity Trust Company, Custodian FBO Frank Urabeck IRA, and Frank Urabeck and Dixie Urabeck, husband and wife, 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 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 3<sup>rd</sup> day of March, 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. 200603030127.

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 23<sup>rd</sup> day of June, 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 highest bidder therefor, the property hereinabove described, for the sum of \$210,038.69 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.

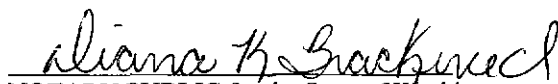
DATED this 27<sup>th</sup> day of June, 2006.

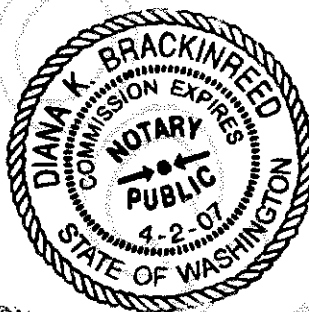
  
CHESTER T. LACKEY, Trustee

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 28<sup>th</sup> day of June, 2006.

  
NOTARY PUBLIC for the State of Washington,  
residing at Bellingham.  
My Commission Expires: 4/2/07



# 3238  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

N:\WP\CTL\DIANA\Urabeck\TRUSTEE.DEE.doc

JUN 28 2006

Amount Paid \$  
By Skagit Co. Treasurer Deputy



200606280138  
Skagit County Auditor

## EXHIBIT "A"

### LEGAL DESCRIPTION

That portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Northerly line of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 24, a distance of 200.0 feet Westerly, as measured at right angles from Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company) Main Track centerline, as now located and constructed, said point being the most Northerly corner of that certain parcel of land conveyed to Hansen & Peterson, Inc. by Quit Claim Deed dated February 11, 1971;

thence South  $00^{\circ}08'15''$  East along the Easterly line of said Hansen & Peterson, Inc. parcel of land a distance of 152.75 feet, more or less, to a point on the Northerly boundary line of State Street as conveyed to the City of Sedro-Woolley by deed recorded March 1, 1913, in Volume 91 of Deeds, page 330, under Auditor's File No. 95381, records of Skagit County, Washington;

thence North  $89^{\circ}58'15''$  East along said Northerly boundary line of State Street 122.0 feet, more or less, to a point being 13.0 feet Westerly, as measured at right angles from said Railroad Company's most Westerly spur track centerline, as now located and constructed;

thence Northerly parallel with said spur track centerline 153.0 feet, more or less, to a point on the Northerly line of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;

thence Westerly along said Northerly line 135.0 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



200606280138

Skagit County Auditor

6/28/2006 Page

3 of

3 3:32PM