

**After recording return to:**  
John W. Weil  
1100 S.W. Sixth, Suite 1507  
Portland, Oregon 97204



200710080070  
Skagit County Auditor

10/8/2007 Page 1 of 2 9:34AM

GUARDIAN NORTHWEST TITLE CO.

8195E

**TRUSTEE'S DEED**

**ACCOMMODATION RECORDING ONLY**

The GRANTOR, John W. Weil, 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 Vanderbilt Mortgage and Finance, Inc., GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

Portion of Lot 1, Block 8, of "Reserve Addition to the Town of Montborne," together with that portion of the vacated Northern Pacific Railroad Right-of-Way, defined as follows: Beginning at a point 12.5 feet southwesterly of the southwest corner of Lot 2; thence southwesterly 89.63 feet; thence northwesterly 110.97 feet; thence northeasterly 95.15 feet; thence southeasterly 110.21 feet to the point of beginning; Together with and subject to a non-exclusive access and utility easement known as Mahonia Lane. (Also shown of record as Lot 9 of Survey recorded June 8, 2000 under Auditor's File No. 200006080127).

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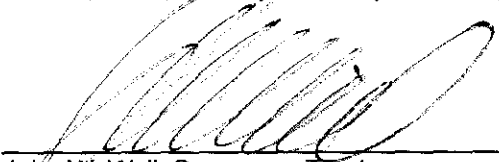
Together with the manufactured home located thereon.

**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 June 28, 2000, recorded October 10, 2000, under Auditor's File Number 200010100152, records of Skagit County, Washington, from Jorge Marin Sanchez, to First American Title, as Trustee, now resigned and succeeded by John W. Weil under a Resignation and Appointment of Successor Trustee recorded December 28, 2006 under Auditor's File Number 200612280069, to secure an obligation in favor of Vanderbilt Mortgage and Finance, Inc., acting under Continuing Power of Attorney from Wells Fargo Bank Minnesota, NA, signed April 13, 2004, as Beneficiary, the beneficial interest was assigned by Oakwood Acceptance Corporation under an Assignment recorded March 16, 2001 as Auditor's File No. 200103160019.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$144,528.98 with interest thereon, according to the terms thereof, in favor of successor in interest to Vanderbilt Mortgage and Finance, 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 therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantors 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.
5. Vanderbilt Mortgage and Finance, Inc. being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Successor Trustee to sell the described property in accordance with the 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 on April 16, 2007, and recorded in the office of the Auditor of Skagit County, Washington, on April 18, 2007 a "Notice of Trustee's Sale" of said property under Auditor's File No. 200704180144.
7. The Successor Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, Mount Vernon, Washington, a public place, on the 28<sup>th</sup> day of September, 2007, at the hour of 11:00 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 Successor Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh 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 Grantors' 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 1.24 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 September 28, 2007, 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 \$165,000.00 (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

Dated this 1<sup>st</sup> day of October, 2007.

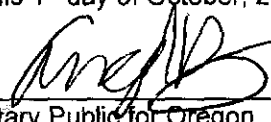
  
John W. Weil, Successor Trustee  
1100 S.W. Sixth Avenue, Suite 1507  
Portland, Oregon 97204

STATE OF OREGON     )  
                                      ) ss.  
County of Multnomah    )

On this day personally appeared before me John W. Weil, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.


This instrument was acknowledged before me this 1<sup>st</sup> day of October, 2007, by John W. Weil.



  
Notary Public for Oregon  
My Commission Expires: 6/28/10

4753  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 08 2007

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

