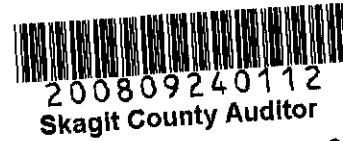


When Recorded Return to:
Washington Foreclosure Services, Inc.
P. O. Box 14796
Spokane, WA 99214-0796



9/24/2008 Page 1 of 3 4:09PM

LAND TITLE OF SKAGIT COUNTY

128600-SW
Reference: 200802050066 (Notice of Trustee's Sale)
Grantor(s): Jacob Verhoeve and Kristen Muir
Beneficiary: Equity Trust Company Custodian FBO Martin W. Savinsky IRA
Abbr. Leg.: Ptns Lots 1 & 8 Tract 1, Peavey's Acre Tracts 1 & 2
Parcel No.: P67819/P67807

TRUSTEE'S DEED

The Grantor, Washington Foreclosure Services, Inc., 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 EQUITY TRUST COMPANY CUSTODIAN FBO MARTIN W. SAVINSKY IRA, that real property situated in the County of Skagit, State of Washington, described as follows:

The West 10 Rods of Lots 1 and 8, in Tract 1 of "Peavey's Acreage, Tracts No. 1 & 2, Sections 17, 20, 21, 22 and 28, Township 35 North, Range 5 East, Skagit County, Washington, as per plat recorded in Volume 3 of Plats, Page 37, records of Skagit County, Washington, situate in the County of Skagit, State of Washington (Parcel Nos. P67819/P67807).

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 Jacob Verhoeve, as his separate property, and Kristen Muir, as her separate property, as Grantors, Land Title of Skagit County, Trustee; and Equity Trust Company Custodian FBO Martin W. Savinsky IRA, Beneficiary, dated May 3, 2007, and recorded May 11, 2007, under auditor's file no. 200705110111 with a subsequent assignment recording under file no. 200705110112;
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$50,000.00, with interest thereon, according to the terms thereof, in favor of Equity Trust Company FBO Martin W. Savinsky, 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 the "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. Equity Trust Company FBO martin W. Savinsky, 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 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 January 29, 2008, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200802050066..

7. The Trustee, in his aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the front steps of the Skagit County Courthouse, 205 W. Kincaid Mount Vernon, Washington, a public place, at 10:00 a.m., and in accordance with law, caused copies of the statutory Notice of Trustee's Sale to be mailed 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 thirty-second and twenty-eighth day before the date of sale, and once between the eleventh 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 Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on any 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 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 August 1, 2008, 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 thereof, the property described, for the



200809240112

Skagit County Auditor

