

AFTER RECORDING RETURN TO:

Errol Hanson
PO Box 508
Sedro-Woolley, WA 98284



200902270083

Skagit County Auditor

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Abbrev. Leg.	Lots 42 and 43, Block H, CAPE HORN ON THE SKAGIT DIVISION NO. 2
Tax Acct. No.	3869-008-043-0006/R63280
Document Ref. No.	9805180138
Grantor:	Allen, William, Trustee
Grantee:	Hanson, Errol

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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 Errol A. Hanson, as his separate estate, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lots 42 and 43, Block H, "CAPE HORN ON THE SKAGIT, DIVISION NO. 2", as per plat recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of Skagit County, Washington.

TOGETHER WITH that certain 1974 Kentwood mobile home, 64X14, VIN No. KW2367 situated on the property, which shall not be severed or removed therefrom.

Situated in the County of Skagit, State of Washington.

The address of said property is: 3960 North Shore Lane, Sedro Woolley, WA 98284

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust in which TERRY L. ELLINGSON and TRAVIS L. ELLINGSON, both unmarried individuals, as their separate estates, are the GRANTORS, LAND TITLE COMPANY OF SKAGIT COUNTY is the TRUSTEE, and DAVID C. PARSONS, as Personal Representative of the Estate of Ruth G. Robinson, deceased, is the BENEFICIARY, dated May 11, 1998, and recorded on May 18, 1998, under Auditor's File No. 9805180138, records of Skagit County, State of Washington, the beneficial interest of which was assigned to ERROL HANSON, as his separate

property under Assignment of Deed of Trust recorded under Auditor's File No. 9805180139. Fee title to the real property encumbered by the Deed of Trust was conveyed to DAVID BRICE and TERESA BRICE February 14, 2002, by Quit Claim Deed recorded under Auditor's File No. 200202140095, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$39,000.00, with interest thereon, according to the terms thereof, in favor of David C. Parsons, as Personal Representative of the Estate of Ruth G. Robinson, deceased, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 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 served or posted in accordance with law.

5. Errol A. Hanson, as his separate estate, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with 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 March 23, 2008, 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. 200812020047.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as February 27, 2009, at the hour of 10 o'clock A.M. on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, 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 90 days before the sale; further, the 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, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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

Hanson/BryceTrusteeDeed

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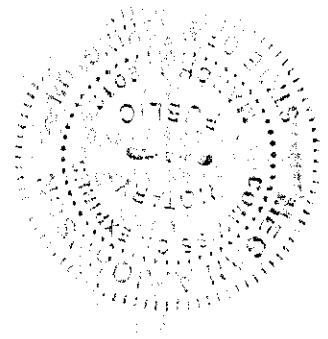
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 27, the date of sale, which was not less than 190 days from 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 \$60,407.35, 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 27th day of February, 2009.




William R. Allen, Trustee



531
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 27 2009

Amount Paid \$ 531
By Skagit Co. Treasurer Deputy




200902270083
Skagit County Auditor

STATE OF WASHINGTON)
) ss
COUNTY OF)

I certify that I know or have satisfactory evidence that WILLIAM R. ALLEN 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 this instrument.

Dated February 27, 2009.

Megan Johnson
Typed/printed notary name Megan Johnson
Residing at Sedro Woolley
My appointment expires March 4, 2012