



200902270143  
Skagit County Auditor

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**Filed for Record at request of  
and return to:**

STILES & STILES INC. P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro Woolley, WA 98284

LAND TITLE OF SKAGIT COUNTY: **ACCOMMODATION RECORDING**

Grantor: Brock D. Stiles (Trustee)  
Grantee: Peter S. & Sidney Howell  
Legal: Lot A-57 Lake Tyee, Division No. II  
Parcel No.: 4229-001-057-0007 (P78888)

534  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 27 2009

Amount Paid +  
Skagit Co. Treasurer  
By *[Signature]* Deputy

### TRUSTEE'S DEED

THE GRANTOR, Brock D. Stiles, as the 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: Peter S. Howell and Sidney Howell, husband and wife, GRANTEES, that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot A-57 "LAKE TYEE, DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 15 through 24, inclusive, records of Skagit County, Washington.

#### 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 Cory Mussetter, Tavis Bucklin and Jessica Bucklin, as Grantors, to Land Title Company of Skagit, as Trustee, and Peter S. Howell and Sidney Howell, as Beneficiaries, dated August 3, 2006 and recorded August 16, 2006, under Auditor's File No. 200608160067, 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 \$25,000.00 with interest thereon, according to the terms thereof, in favor of Peter S. Howell and Sidney Howell 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 provided 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 "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 Grantors, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Peter S. Howell and Sidney Howell 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 November 12, 2008, recorded a "Notice of Trustee's Sale" of said property under Auditor's File No. 200608160067, records of Skagit County, Washington.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as outside the main lobby (courthouse steps) of the Skagit County Courthouse, 205 West Kincaid Street in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock AM., 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 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 Grantor's 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 notice 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 February 13, 2009, 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 therefore, the property hereinabove described, for the sum of \$23,710.87 by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.



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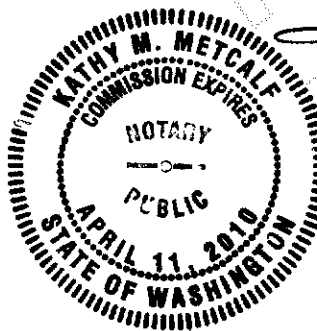
Dated this 24<sup>th</sup> day of February, 2009.

Brock D. Stiles  
Brock D. Stiles - Successor Trustee

STATE OF WASHINGTON )  
COUNTY OF Skagit ) ss.

On this day personally appeared before me Brock D. Stiles, 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.

GIVEN UNDER my hand and official seal this 24<sup>th</sup> day of February, 2009.



Kathy M. Metcalf  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 4-11-2010



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