

After Recording Return To:
Gary T. Jones
P.O. Box 1245
Mount Vernon, WA 98273



5/20/2009 Page 1 of 5 1:52PM

TRUSTEE'S DEED

Abbreviated Legal Description: Lots 43 and 44, "PLAT OF WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington;

Tax Parcel No. P54923 / 3771-000-044-0009

GARY T. JONES, as successor Trustee under that certain Deed of Trust, particularly described hereafter, in consideration of the Beneficiaries' bid at Trustee's sale, hereby grants and conveys, without warranty to RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, hereinafter referred to as GRANTEE, that certain real property situated in the County of Skagit, State of Washington, described as follows:

Lots 43 and 44, "PLAT OF WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington;

EXCEPT those portions of said Lots 43 and 44 described as follows:

Commencing at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence continue South 1°02'50" West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43; thence North 88°13'06" West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof; thence North 1°02'50" East 21.00 feet along the Westerly line of said Lot 43; thence South 88°13'06" East 83.76 feet parallel with said South line of Lot 43; thence North 1°02'50" East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing north 88°13'06" West from the true point of beginning; thence South 88°13'06" East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

(Also known as Parcel "A" of Survey approved by City of Mount Vernon, January 18, 2001, and recorded January 31, 2001 under Auditor's File No. 200101310082.)

TOGETHER WITH AND SUBJECT TO a non-exclusive mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, and personal enjoyment over, under and across those portions of Lots 42 – 44, said "PLAT OF WIDNOR DRIVE" as delineated on the face of that certain City of Mount Vernon Boundary Line Adjustment Survey, recorded January 31, 2001, under Skagit County Auditor's File No. 200101310082, more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, "PLAT OF WIDNOR DRIVE"; thence South 1°02'50" West 41.50 feet along the East line of said Lot 44 to the true point of beginning; thence North 88°13'06" West 20.00 feet, parallel with the North line of said Lot 44; thence South 1°02'50" West 70.50 feet; thence South 88°13'06" East 20.00 feet to the East line of said Lot 43, "PLAT OF WIDNOR DRIVE" at a point bearing South 1°02'50" West from the true point of beginning; thence North 1°02'50" East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

1482
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in Skagit County, State of Washington.

Tax Parcel No. P54923 / 3771-000-044-0009

MAY 20 2009

RECITALS

Amount Paid \$ *0*
Skagit Co. Treasurer
By *MF* Deputy

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust, July 16, 2001, and recorded July 24, 2001 under Skagit County Auditor's File No. 200107240071, from ROBBYN NICOLSON, a single person, as Grantor, to First American Title Company of Skagit County, as Trustee, to secure an obligation in favor of RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, who are the original beneficiaries.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$131,330.57, with interest thereon, according to the terms of the note in favor of RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, to



200905200121

Skagit County Auditor

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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or her successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, being the Beneficiaries of the Deed of Trust and holders of the indebtedness secured by said Deed of Trust, delivered to Trustee a request directing the Trustee to sell the described property in accordance with law and the terms of said Deed of Trust and appointed GARY T. JONES Successor Trustee in an instrument dated the 19th day of November 2008, recorded December 9, 2008 under Skagit County Auditor's File No. 200812090062.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of the said Deed of Trust subsequently recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale for said property under Auditor's File No. 200902110105.

7. The Trustee, in his Notice of Trustee's Sale, fixed the place of sale as the front steps of the Skagit County Courthouse in the City of Mount Vernon, at 205 West Kincaid Street, State of Washington, a public place, at 10:00 a.m., and in accordance with law caused copies of the statutory



200905200121
Skagit County Auditor

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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the sale; and further, included with this Notice, which was transmitted to or served 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 notices to be given, as provided in Revised Code of Washington, Chapter 61.24 et seq.

10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 15, 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 \$170,675.03 due the Grantee, which constitutes satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

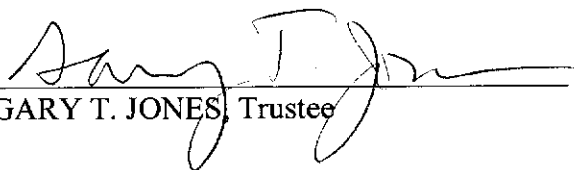
11. Words and expressions used herein shall be applicable according to the context, and without regard to the number or gender of such words or expressions.



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Skagit County Auditor

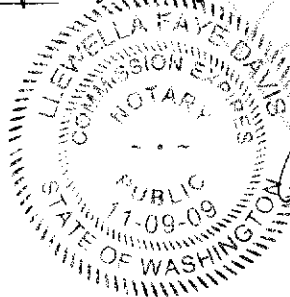
DATED this 19th day of May 2009.

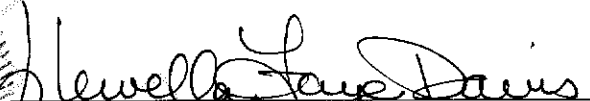

GARY T. JONES, Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that GARY T. JONES is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized to execute the instrument and acknowledged it as his act and deed as Trustee, to be the free and voluntary act of such party for the uses and purposes mentioned.

Dated this 19th day of May 2009.




Notary Public in and for the
State of Washington
Residing at: Stanwood
My commission expires: 11/09/2009



200905200121
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