

After recording return to:  
John W. Weil  
1001 SW 5<sup>th</sup> Ave, Suite 2150  
Portland, OR 97204



200909020072  
Skagit County Auditor

9/2/2009 Page 1 of 2 11:51AM

**TRUSTEE'S DEED**

96467 GUARDIAN NORTHWEST TITLE CO.

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:

Tract "B" Skagit County Short Plat No. 96-0108, approved April 24, 1997, and recorded May 5, 1997 in Volume 12 of Short Plats, page 198, under Auditor's File No. 9705050109, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress over and across a certain parcel of land shown as Humphrey Lane on the face of Short Plat No. 4-84, approved September 21, 1984, and recorded September 25, 1984, in Volume 6 of Short Plats, page 171, under Auditor's File No. 8409250014, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 4 East, W.M.

ALSO TOGETHER WITH a 20 foot access and utility easement, over and across Tract "A" of Short Plat No. 96-0108 as shown on the face of said Short Plat P 111516

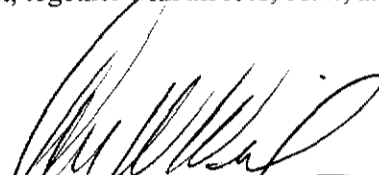
**RECITALS:**

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 September 25, 2007 and recorded March 25, 2008 as Auditor's No. 200803250031 in the Records of Skagit County, Washington.
2. Said Deed of Trust was executed by Jerry Hayes, Jr and Edith Hayes to secure, together with other undertakings, the payment of a promissory note in the sum of \$226,600.00 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 March 30, 2009 and recorded in the office of the Auditor of Franklin County, Washington on April 1, 2009 a "Notice of Trustee's Sale" of said property under Auditor's No. 200904010098.
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 August 28, 2009 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 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 28, 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 therefor, the property hereinabove described, for the sum of \$180,000.00 (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).

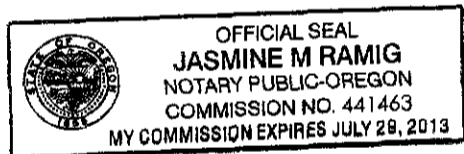
DATED: August 31, 2009.

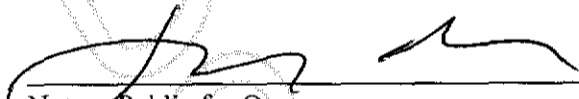
  
 \_\_\_\_\_  
 John W. Weil, Successor Trustee  
 1001 SW 5<sup>th</sup> Ave, Suite 2150  
 Portland, OR 97204

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.

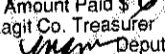
This instrument was acknowledged before me on August 31, 2009 by John W. Weil.



  
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 Notary Public for Oregon

2712  
 SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

SEP 02 2009

Amount Paid \$ 0  
 Skagit Co. Treasurer  
 By  Deputy

