

WHEN RECORDED RETURN TO:

Western United Life Assurance Company  
Attn.: Dawn Berry  
601 W. 1<sup>st</sup> Avenue  
Spokane, WA 99201

**\*199908040055\***

**Kathy Hill, Skagit County Auditor**  
8/4/1999 Page 1 of 2 12:31:07PM

LAND TITLE COMPANY OF SKAGIT COUNTY

P-84911

Reference: 498030/Johnson/Lit/dmb

### TRUSTEE'S DEED

The Grantor, **MetWest Mortgage Services, Inc.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and the payment to Trustee of \$291,971.21 as recited below, hereby grants and conveys, without warranty, to: Western United Life Assurance Company, a Washington corporation, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

**THE WEST 260 FEET OF THE EAST 580 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., EXCEPT STATE HIGHWAY SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**  
**A.P.N. 351013-0-003-0009**

THIS CONVEYANCE is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Stephen R. Johnson, as his separate property, as Grantor, to Whatcom Land Title Co., Inc., as Trustee, and Dennis Wilson and Iris Wilson, husband and wife, as Beneficiary, dated July 1, 1996, and recorded under Auditor's File No. 9607110007, records of Skagit County, Washington, and after fulfillment of the conditions specified in said Deed of Trust by the Trustee, and in compliance with the laws of the State of Washington, authorizing the above conveyance, and recited as follows:

#### RECITALS:

1. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$240,000.00 with interest thereon, according to the terms thereof, in favor of Dennis Wilson and Iris Wilson, husband and wife, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust; and
2. Default was made in the obligation for which such transfer in trust was given as security and "Notice of Trustee's Sale" was recorded in the Office of the county Auditor of each county in which the property described in said Deed of Trust, or any part thereof, is situated. Such default still existed at the time of sale; and
3. Western United Life Assurance Company being the current holder of the indebtedness secured by said Deed of Trust, did execute and deliver to said Trustee a written "Notice of Default and Election to Sell" wherein all sums secured by said Deed of Trust were declared to be then due and payable and said Trustee was requested and directed to sell the property therein and herein described, under the terms thereof, in the matter therein specified, to accomplish the objects of the trust created by said Deed of Trust; and
4. The Trustee, in compliance with the terms of said Deed of Trust, did execute and on April 20, 1999, did record in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded under Auditor's File No. 9904220128 in Book 1978, Pg. 0376, records of Skagit County, Washington; and
5. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as main entrance to the Skagit County Courthouse, 3<sup>rd</sup> and Kincaid Street, Mt. Vernon, WA, 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 transmitted by mail to all persons entitled thereto and either posted or served prior to 90 days before the sale; 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; and further the Trustee caused a copy of said "Notice of Trustee's Sale" to be published pursuant to RCW 61.24.040(03); and
6. The Deed of Trust, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes; and

7. That prior to said Trustee's Sale, no action on an obligation secured by said Deed of Trust, commenced by the beneficiary, was pending, nor was there any action at the time of said Trustee's Sale to foreclose a lien or other encumbrances on all or any part of the property therein and herein described; and

8. That 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 RCW 61.24; and

9. Said obligations secured by said Deed of Trust remained unpaid on July 30, 1999, the date of Trustee's Sale, and said Trustee did at the time and place of sale, then and there sell at public auction to said Grantee, the highest bidder therefor, the property hereinabove described for the sum of \$291,971.21, (by the satisfaction in full of the obligation then secured by said Deed of Trust together with all fees, cost and expenses as provided by statute).

IN WITNESS WHEREOF, MetWest Mortgage Services, Inc., as Trustee, has this day caused its name to be hereunder affixed.

30787  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

METWEST MORTGAGE SERVICES, INC., Trustee

AUG 04 1999

Amount Paid \$ 0  
Skagit County Treasurer  
By: [Signature] Deputy

[Signature: Michael Leon]  
By: Michael Leon, Assistant Vice President

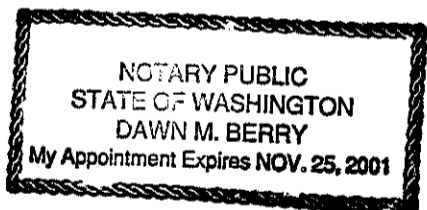
STATE OF WASHINGTON )

County of SPOKANE )

) ss.

On this 30th day of July, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael Leon and to me known to be the Assistant Vice President respectively, of MetWest Mortgage Services Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



[Signature: Dawn M. Berry]

Notary Public in and for the State of Washington  
Residing at Spokane  
My Commission expires: 11/25/2001

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