

FILED FOR RECORD AT REQUEST OF:

Blackstone Corporation
ATTN: Daniel E. Finney
1100 U.S. Bank Building
W. 422 Riverside Avenue
Spokane, WA 99201-0390
(509) 624-5265



199908310065

Kathy Hill, Skagit County Auditor

8/31/1999 Page 1 of 3 11:38:50AM

TRUSTEE'S DEED

ISLAND TITLE CO.
SB-14530 ✓

BLACKSTONE CORPORATION ("Grantor"), as present Trustee under that Deed of Trust, as herein particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to STERLING SAVINGS BANK ("Grantee"), that real property, situated in the County of Skagit, State of Washington, described as follows:

LOTS 37 AND 38, SHANGRI-LA ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON

TAX PARCEL NOS. 3996-000-037-0007 & 3996-000-038-0006

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 Alfred G. VanArsdale and Bobbie J. VanArsdale, husband and wife, as Grantor, to Blackstone Corporation, as Successor Trustee of Island Title Company, and Sterling Savings Bank, successor in interest to Key Bank of Washington, as Beneficiary, dated May 1, 1995, recorded May 4, 1995, in records of Skagit County, Washington, under Auditor's File No. 9505040053.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$60,000.00 with interest thereon, according to the terms thereof, in favor of Sterling Savings Bank 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 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 30-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. Sterling Savings Bank 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 May 27, 1999, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 9905270050.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the Skagit County Courthouse, 205 W. Kincaid, Mt. Vernon, Washington, 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 ninety (90) days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirtieth and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of 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. The Trustee's Sale was set for August 27, 1999.

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 eleven (11) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 27, 1999, the date of sale, which was not less than 120 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 \$61,655.55 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 27 day of August, 1999.

BLACKSTONE CORPORATION, Trustee

By: *Daniel E. Finney*
DANIEL E. FINNEY, Vice President

31245
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 31 1999

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



STATE OF WASHINGTON)
County of Spokane) ss.

I certify that I know or have satisfactory evidence that DANIEL E. FINNEY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it, as the Vice President of BLACKSTONE CORPORATION, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.

DATED this 27th day of August, 1999.

LE ANN E. FIELDS
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 3-08-00

Le Ann E. Fields
Print Name: Le Ann E. Fields
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My appointment expires: 03/08/00