

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock
Law Office of Craig E. Cammock
P.O. Box 836 / 415 Pine Street
Mount Vernon, WA. 98273



199909170113

Kathy Hill, Skagit County Auditor
9/17/1999 Page 1 of 3 2:34:27PM

TRUSTEE'S DEED

Grantor (s) CRAIG E. CAMMOCK, TRUSTEE
Grantee (s) THE PUBLIC
Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Lot 103, 1st Add. Big Lake Waterfront Trs.
Additional Legal on page(s) 1
Assessor's Tax Parcel No's: R62124, 3863-000-103-0006

31526
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SEP 17 1999

Amount Paid \$ 0
Skagit County Treasurer
By: aw Deputy

THE GRANTOR, **Craig E. Cammock**, as successor Trustee under that certain Deed of Trust as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to: **WILLIAM W. WOODING**, a single man, GRANTEE, that real property situated in the County of SKAGIT, State of Washington, described as follows:

Lot 103 , "FIRST ADDITION BIG LAKE WATER FRONT TRACTS,
SKAGIT COUNTY WASHINGTON", as per plat recorded in Volume 4, of
Plats, page 15, records of Skagit County, Washington

Except that portion conveyed to Skagit County for road purposes by instrument recorded February 23rd, 1954 under Auditor's File No. 513944, records of Skagit County, Washington.

Situated in the County of SKAGIT, State of 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 dated June 23rd, 1998, recorded June 24th, 1998, under Auditor's File No. 9806240087, records of SKAGIT County, Washington, from JOEL T. CHERBERG & MARY B. CHERBERG, husband and wife, as Grantors, to ISLAND TITLE COMPANY, as Trustee, which Trustee has resigned and Craig E. Cammock, attorney, has been appointed as successor Trustee under that certain Resignation and Appointment of Successor Trustee recorded under Skagit County Auditor's File No. 9905140164, to secure an obligation in favor of WILLIAM WOODING, a single man, as Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$125,000.00, with interest thereon, according to the terms thereof, in favor of WILLIAM WOODING, 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. WILLIAM WOODING, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said successor Trustee a written request directing said successor Trustee 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 successor Trustee, in compliance with the terms of said Deed of Trust, executed and on May 17th, 1999, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property in Book 1991, page 0192, as No. 9905170274.

7. The successor Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the main entrance lobby of the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, WA, a public place, at 9:30 a.m. on September 10th, 1999, 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, 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 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 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.



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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 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 September 10th, 1999, 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 \$147,086.70 or by 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 13th day of September, 1999.

Craig E. Cammock WSBA 24185
Successor Trustee
P.O. Box 836
Mount Vernon, WA 98273
(360) 336-1000

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that **Craig E. Cammock** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9-13-99

Virginia S. Voigt
(Signature)

Notary Public
(Title)

My appointment expires 6-1-2001

