

After Recording Return To:

Douglas L. Bell
Bell & Ingram, P.S.
P. O. Box 1769
Everett, WA 98206



199909300085

Kathy Hill, Skagit County Auditor
9/30/1999 Page 1 of 3 1:18:35PM

Tax Parcel #4061-002-003-0001
File No. 3182.0195
Loan No. 3079608410

31738
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 30 1999

FIRST AMERICAN TITLE CO.

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy
TRUSTEE'S DEED

57025

THE GRANTOR, DOUGLAS L. BELL, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and \$71,133.72, hereby quit claims, grants and conveys without any warranty to CHASE MANHATTAN MORTGAGE CORPORATION, that certain real property situated in the County of Skagit, State of Washington, described as follows:

Lot 3, Block 2, "Everett's Second Addition to Concrete, Skagit County, Wash.," according to the plat recorded in Volume 4 of Plats, Page 13, records of Skagit County, Washington.

Postal address of the property is: 408 W. Main St., Concrete, Washington 98237.

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 HARRY ALAN CAMPBELL and LEANN CAMPBELL, husband and wife, as Grantors, ROBIN CHURCH, as Trustee, and CHASE MANHATTAN MORTGAGE CORPORATION as Beneficiary, dated February 24, 1995, recorded March 2, 1995, under Auditor's File No. 9503020485, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertaking, payment of a promissory note in the sum of \$59,900.00, with interest thereon according to the terms thereof, in favor of CHASE MANHATTAN MORTGAGE CORPORATION, and to secure all 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 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 (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. CHASE MANHATTAN MORTGAGE CORPORATION, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described premises.

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 June 17, 1999, recorded in the Office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 9906170160.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as the main entrance to the Skagit County Courthouse, 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 35th and 28th day before sale, and once between the 14th and 7th day before 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.

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 September 24, 1999 (the actual date of the 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 the said Grantee, the highest and best bidder therefor, the property hereinabove described.



