



199912060117

Kathy Hill, Skagit County Auditor
12/6/1999 Page 1 of 2 3:44:55PM

AFTER RECORDING RETURN TO:
Hershner, Hunter, et al
Attn: Carol B. Mart
P.O. Box 1475
Eugene, OR 97440

LAND TITLE COMPANY OF SKAGIT COUNTY

TRUSTEE'S DEED

P90539

TRUSTEE: WM. RANDOLPH TURNBOW, Successor Trustee

GRANTEE: COMMERCIAL FEDERAL BANK

RECITALS:

A. SCOTT A. BAUDER and LORI BAUDER, Grantor, executed and delivered to FIRST AMERICAN TITLE COMPANY, Trustee for the benefit of THE CIT GROUP/CONSUMER FINANCE, INC., Beneficiary, a Trust Deed dated July 5, 1996 and recorded on July 5, 1996, in the Official Records of Skagit County, Washington as Auditor's File No. 9607050069 (the Trust Deed). In the Trust Deed, the following described real property (the Real Property) was conveyed by the Grantor to the Trustee to secure the performance of certain obligations to the Beneficiary:

Lot 6, LITTLE MOUNTAIN ADDITION, as per plat recorded in Volume 15 of Plats at Page 1 through 5, inclusive, in the records of Skagit County; situate in the County of Skagit, State of Washington.

Tax Account No.: 4566-000-006-0005

Thereafter the Grantor defaulted in performance of the obligations secured by the Trust Deed. The default still existed at the time of sale by the Trustee to the Grantee.

B. WM. RANDOLPH TURNBOW was appointed Successor Trustee of the Trust Deed. The appointment was recorded on August 30, 1999 in the Official Records of Skagit County, Washington as Auditor's File No. 199908300080.

C. The Beneficiary declared the Grantor of the Trust Deed to be in default. The reasons for the declaration of default, the Beneficiary's election to declare all sums due to it immediately due and the Beneficiary's election to foreclose the Trust Deed by advertisement and sale to satisfy the Grantor's obligations was recorded on August 30, 1999 in the Official Records of Skagit County, Washington as Auditor's File No. 199908300081.

D. After recording the Notice of Trustee's Sale, the Trustee gave notice of the time and place set for sale of the Real Property. Notice of the sale was given:

1. To all persons entitled to receive such notice as required by R.C.W. 61.24.040, by mailing the notice to them at their last known addresses by both first class mail and certified mail, return receipt requested. The notice was mailed to them more than 90 days before the Trustee conducted the sale. The Trustee also provided the Grantor or the Grantor's successor in interest a Notice of Foreclosure in the form and manner required by R.C.W. 61.24.040.

2. To the occupants of the Real Property by personal service, or by conspicuously posting on the property, more than 90 days prior to the day the Trustee conducted the sale.

