

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

1 AND 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.

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- 3. By publishing such notice in the Skagit Valley Herald, a newspaper of general circulation in Skagit County, Washington, once between the 32nd day and the 28th day before the sale date and once between the 11th and the 7th day before the sale date.
- E. The Trust Deed, under which this Trustee's Sale was made, provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
- F. Prior to the Trustee's Sale, no action on an obligation secured by the Trust Deed was pending, nor was there any action pending at the time of said Trustee's Sale to foreclose a lien or other encumbrance on all of any part of the Real Property.
- G. All legal requirements and all provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, as provided in R.C.W. Chapter 61.24.
- H. On the date of the Notice of Sale, the Trustee did not have actual notice of any person claiming an interest which was subsequent to the Trustee's interest in the Real Property, except for those persons referred to in Recital D. of this deed.
- I. On December 3, 1999, at 10:00 a.m. at the front of the Skagit County Courthouse, 205 W. Kincaid Street, Mount Vernon, Washington, the Trustee sold the Real Property in one parcel at public auction to the highest bidder for cash. The price bid was paid at the time of sale.
- J. At no time during the period of time between the recording of the Notice of Trustee's Sale and the date of the sale, was the real property described in and covered by the Trust Deed, or any interest therein owned by a person in the military service of the United States of America, a minor or an incapacitated person.
 - K. The true and actual consideration paid for this transfer is \$103,000.00.
 - L. In construing this instrument, whenever the context requires, the following shall apply:
 - 1. References to a specific gender shall include the masculine, feminine and neuter genders.
 - 2. Reference to the singular shall include the plural and vice versa.
 - 3. References to the Trustee shall include any Successor Trustee.

In consideration of the sum paid by the Grantee in cash, the receipt of which is hereby acknowledged, the Trustee hereby conveys to the Grantee all interest which the Grantor had or had the power to convey at the time of Grantor's execution of the Trust Deed in and to the Real Property described herein, together with any interest the Grantor or the Grantor's successors in interest acquired after the execution of the Trust Deed

Dated: December 3, 1999 KAGIT COUNT Real Father Eyele

DEC - 6 1999

WM. RANDOLPH TURNBOW,

Successor Trustee

STATE OF OREGON

COUNTY OF LANE

Amount Fald & C Skagit Co. Treasurer EVONO

On this day personally appeared before me WM. RANDOLPH TURNBOW, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed by same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal on December 3, 1999.

OFFICIAL SEAL CAROL B MART NOTARY PUBLIC-OREGON COMMISSION NO. 328154 MY COMMISSION EXPIRES NOV 23, 2003

Notary Public for Oregon Residing at: Eugene, Oregon

My Commission Expires: 11-23-03