

After Recording Return to:
CHESTER T. LACKEY
1200 Harris Avenue, #307
Bellingham, WA 98225


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Kathy Hill, Skagit County Auditor
8/2/2000 Page 1 of 2 12:29:24PM

Document Title: Trustee's Deed
Grantor: CHESTER T. LACKEY, TRUSTEE
Grantee: Harold R. & Daphne I. Kenealy Trust; Edward H. & Daphne J. Sanders Trustees
Legal: Lot 218 Cedargrove on Skagit
Parcel # 3877-000-218-0010

LAND TITLE COMPANY OF SKAGIT COUNTY
P93048

TRUSTEE'S DEED

The Grantor, CHESTER T. LACKEY, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to: Harold R. and Daphne I. Kenealy Trust, Edward H. and Daphne J. Sanders, Trustees, Grantees, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 218, "Cedargrove on the Skagit", as per plat recorded in Volume 9 of Plats, Pages 48 through 51, inclusive, records of Skagit County, Washington.

This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Albert D. Younker, an unmarried individual, as Grantor, to Land Title Company of Skagit County, as Trustee, and Kathern R. Keller, as her separate property, as Beneficiary, dated the 9th day of January, 1997, recorded on the 15th day of January, 1997, under Skagit County Auditor's File No. 9701150059.

Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$35,000.00, with interest thereon, according to the terms thereof, in favor of Kathern R. Keller, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.

Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty 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.

Harold R. and Daphne I. Kenealy Trust, Edward H. and Daphne J. Sanders, Trustees, 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 property in accordance with the law and terms of said Deed of Trust.

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 the 20th day of April, 2000, 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. 20004200055.

The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse, a public place, at 10:00 o'clock 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 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the 35th

