

AFTER RECORDING RETURN TO:

Name William R. Allen  
Address 504 East Fairhaven, Suite 201  
City, State, Zip Burlington, WA 98233



200008180043

Kathy Hill, Skagit County Auditor  
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Abbrev. Leg. Ptn. Tract 7, Plate 18, LACONNER TIDELANDS; and ptn. Tract 2, LACONNER  
Tax Parcel Nos. 4129-018-007-0003; 4129-018-007-0002; 4129-024-000-0004  
Grantor: Allen, William, Trustee  
Grantee: Skagit State Bank

### TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

SKAGIT STATE BANK, a Washington corporation, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

For full legal description, see EXHIBIT A, which is attached hereto and by this reference incorporated herein.

#### RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust, dated February 1, 1996, recorded February 2, 1996, under Auditor's File Number 9602020072, records of Skagit County, Washington, from Tore Dybfest and Dianna L. Dybfest, husband and wife, as Grantor(s), to Land Title Company, as Trustee, to secure an obligation in favor of Skagit State Bank, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$800,464.00, with interest thereon, according to the terms thereof, in favor of Skagit State Bank and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural 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 thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was served or posted in accordance with law.

5. Skagit State Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 Trustee, in compliance with the terms of said Deed of Trust, executed and on May 9, 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. 200005090112.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, 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 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served upon Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form.

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 RCA.

10. The defaults specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on August 18, 2000, the date of sale, which was not less than 190 days from 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 \$870,773.23, by the satisfaction in full of the obligation then





**EXHIBIT A**

PARCEL "A":

Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, TIDE AND SHORE LANDS OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LACONNER HARBOR", according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington, EXCEPT the Southerly 114 feet as conveyed to Glen A. Cornwall by deed dated January 22, 1942 and recorded July 23, 1942 in Volume 186 of Deeds, page 577.

ALSO, Tract 2 of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, EXCEPT that portion conveyed to the Town of LaConner by Deed dated July 20, 1915 and recorded December 2, 1942, under Auditor's File No. 358036, in Volume 187 of Deeds, page 536.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southerly 114 feet of Tract 7 of "CORRECTED SUPPLEMENT TO PLATE 18, LACONNER TIDE LANDS", as per map thereof filed in the office of the Commissioner of Public Lands at Olympia, Washington, EXCEPT that portion conveyed to the Town of LaConner by deed dated July 20, 1915, filed December 2, 1942, under Auditor's File No. 358036, and recorded in Volume 187 of Deeds, page 536.

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