

AFTER RECORDING RETURN TO:

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



200103020098  
Skagit County Auditor

3/2/2001 Page 1 of 5 4:25:20PM

Abbrev. Leg. Ptn Tracts 36 & 37, PLAT OF BURLINGTON ACREAGE, Vol. 1, p. 49  
AKA Tract C, SP #24-74  
Tax Acct. No. 3867-000-037-1001  
Document Ref. No. 9410190051  
Grantor: Allen, William  
Grantee: Security Investors, Inc.

39680  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 02 2001

TRUSTEE'S DEED

Amount Paid \$ 0  
By: Skagit County Treasurer Deputy

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:

Security Investors, Inc., 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.

Together with that certain 1975 Broam Mobile Home, 44/24/ Vin No. S3685, License No. @28858, located thereon:

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 October 17, 1994, recorded October 19, 1994, under Auditor's File Number 9410190051, records of Skagit County, Washington, from Shawn Andrew William Jackson, a single man, as Grantor(s), to Island Title Company, as Trustee, to secure an obligation in favor of Max Tesch and Ramona Tesch, husband and wife, as Beneficiary, the beneficial interest of which was assigned to

Security Investors, Inc., a Washington corporation , under Assignment recorded under Auditor's File No. 9904270089.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$98,000.00, with interest thereon, according to the terms thereof, in favor of Max Tesch and Ramona Tesch, husband and wife, 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. Security Investors, Inc., 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 April 20, 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. 20004200043.

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 Court House, 205 West Kincaid Street, Mount Vernon, Washington, a public place, on August 4, 2000 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. The aforementioned sale was postponed following the grantor's filing of a petition in bankruptcy. After dismissal of the bankruptcy proceeding, the Trustee, in compliance with the terms of said Deed of Trust, executed and on January 11, 2001, recorded in the



office of the Auditor of Skagit County, Washington, an Amended Notice of Trustee's Sale of said property as Auditor's File No. 200101110126.

9. The Trustee, in its aforesaid Amended Notice of Trustee's Sale, fixed the place of the sale as the steps of the main entrance to the Skagit County Court House, 205 West Kincaid Street, Mount Vernon, Washington, a public place, on March 2, 2001, 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 45 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.

10. During foreclosure no action was pending on an obligation secured by said Deed of Trust.

11. 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.

12. 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 March 2, 2001, 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 \$123,291.04, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 2<sup>nd</sup> day of March, 2001.

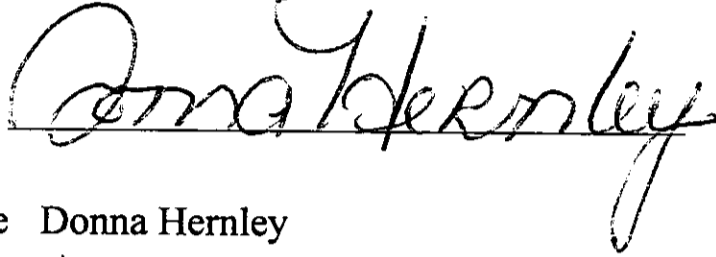
  
William R. Allen, Trustee



STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that William R. Allen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated March 3, 2001.



Typed/printed notary name Donna Hernley  
Residing at Anacortes  
My appointment expires July 9, 2002



**EXHIBIT A**

That portion of the South Half of the West Half of Tract 36, and that portion of the North Half of the West Half of Tract 37, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and vacated portion of platted road vacated by Commissioners File No. 11597, all of which is more particularly described as follows:

Commencing at the Southwest corner of said Tract 36 on the Easterly margin of a 60.00 foot wide road as shown on said plat;

thence South 89°34'41" West along the Westerly extension of the South line of said Tract 36 a distance of 18.06 feet to an intersection with the Easterly margin of the Gardner Road, said intersection being the true point of beginning;

thence North 00°43'44" West along said Easterly margin a distance of 2.19 feet;

thence North 88°52'32" East a distance of 448.36 feet;

thence South 00°54'35" East a distance of 85.69 feet to an intersection with the South line of the North 78.00 feet of the West Half of Tract 37;

thence South 88°52'32" West a distance of 448.22 feet to an intersection with the Easterly margin of Gardner Road;

thence North 01°01'00" West along the said Easterly margin a distance of 83.50 feet to the true point of beginning;

(Also known as Tract C of Skagit County Short Plat No. 24-74).

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200103020098  
Skagit County Auditor