



200111130209
Skagit County Auditor

11/13/2001 Page 1 of 3 4:01:28PM

Filed for record at the request of:
SEAS, Inc.
P.O. Box 1667
Mount Vernon, WA 98273

DOCUMENT TITLE:	TRUSTEE'S DEED	FIRST AMERICAN TITLE CO.
GRANTOR:	SEAS, INC.	<i>B 67147E-1</i>
GRANTEE:	SELF-HELP HOUSING, INC., a Washington Non-Profit Corporation	
LEGAL DESC.:	Lots 1, 4-5, 8-9, 11-12, 14-17, 19-22, 24-25, 28-29, 39, 42-43, 47-49, 54-58, 60-61, 63-64, and Tracts "A", "B", "C" and "Z", ROSEWOOD P.U.D., Phase I	
TAX PARCEL NOS.:	4745-000-001-0000, 4745-000-004-0000, 4745-000-005-0000, 4745-000-008-0000, 4745-000-009-0000, 4745-000-011-0000, 4745-000-012-0000, 4745-000-014-0000, 4745-000-015-0000, 4745-000-016-0000, 4745-000-017-0000, 4745-000-019-0000, 4745-000-020-0000, 4745-000-021-0000, 4745-000-022-0000, 4745-000-024-0000, 4745-000-025-0000, 4745-000-028-0000, 4745-000-029-0000, 4745-000-039-0000, 4745-000-042-0000, 4745-000-043-0000, 4745-000-047-0000, 4745-000-048-0000, 4745-000-049-0000, 4745-000-054-0000, 4745-000-055-0000, 4745-000-056-0000, 4745-000-057-0000, 4745-000-058-0000, 4745-000-060-0000, 4745-000-061-0000, 4745-000-063-0000, 4745-000-064-0000, 4745-000-999-0000, 4745-000-999-0100, 4745-000-999-0200, 4745-000-999-0500	

TRUSTEE'S DEED

The Grantor, SEAS, Inc., a Washington Corporation, as successor 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 SELF-HELP HOUSING, INC., a Washington Non-Profit Corporation, GRANTEE, that real property, situated in the County of Skagit, and described as follows:

Lots 1, 4-5, 8-9, 11-12, 14-17, 19-22, 24-25, 28-29, 39, 42-43, 47-49, 54-58, 60-61, 63-64, and Tracts "A", "B", "C" and "Z", "ROSEWOOD P.U.D., Phase I", as recorded February 14, 2000, under Auditor's File No. 200002140086, records of Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated September 1, 1998, recorded January 28, 1999, under Auditor's File No. 99901280110, records of Skagit County,

Washington, from SELF-HELP HOUSING, a Washington non-profit Corporation, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, a corporation, as Trustee, to secure an obligation in favor of ISLAND CONSTRUCTION SITE & UTILITIES, INC, a Washington Corporation, as Beneficiary, the beneficial interest of which was subsequently assigned to JAMES A. COOK, JR., and TERRI E. COOK, husband and wife, successor beneficiaries.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory note in the original sum of \$1,050,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiaries, and to secure any other sums of money which might become due and payable under the terms of the said Deed of Trust.

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

4. Default having occurred in the obligations secured and/or covenants of the Grantors, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 1200103300151.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse lobby in the City of Mount Vernon, State of Washington, a public place, on July 13, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted to or served upon the 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

p. 2 of 3 - Trustee's Deed



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11/13/2001 Page 2 of 3 4:01:28PM

