

Filed for record at request of:
Gerald T. Osborn, Attorney
PO Box 1216
Anacortes, WA 98221



200204080175
Skagit County Auditor
4/8/2002 Page 1 of 2 3:27PM

Reference number of related document: A.F. # 1990504090
"Grantor" — Gerald T. Osborn, successor trustee
"Grantee" — Gregory L. Moore
Legal Description: Lot 19, BROOKFIELD PARK
Tax parcel number: 3778-000-019-0011

Island Title Company
A21170 bill only
ACCOMMODATION ONLY

TRUSTEE'S DEED

The Grantor, Gerald T. Osborn, as present Trustee under the herein described Deed of Trust, in consideration of the premises, and payment recited below, hereby grants and conveys, without warranty, to: Gregory L. Moore the following described real property situated in Skagit County, Washington:

Lot 19, THE PLAT OF BROOKFIELD PARK, according to the plat thereof, recorded in Volume 7 of Plats, page 26, records of Skagit County, Washington.

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Donald W. George and Linda J. George, husband & wife as Grantor, to Island Title Company, as Trustee, to secure an obligation in favor of Moon Glade Resources, as Beneficiary, the beneficial interest in which has been assigned to Gregory L. Moore.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of \$77,000, plus interest, according to the terms thereof, in favor of Moon Glade Resources, as Beneficiary, the beneficial interest in which has been assigned to Gregory L. Moore and to secure any other sums of money which might become due and payable under the terms of 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 Grantor, as set forth in 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, and a copy of said Notice was posted in accordance with law.
5. The Beneficiary, being then the holder of the indebtedness secured by said Deed of Trust, requested that said Trustee 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 December 7, 2001, recorded in the office of the Skagit County Auditor a Notice of Trustee's Sale of said property as file No. 200112070098.

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the main entrance of the U.S. Post Office, 621 W. Division St., Mt. Vernon, Washington, a public place, at 9:00 a.m. on March 8, 2002, and in accordance with law caused copies of said Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and posted the property more than 90 days before the sale, and furthermore, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the 32nd and 28th day before sale and once between the 11th and 7th day before sale; and further, included with the Notice of Trustee's Sale transmitted to the Grantor a Notice of Foreclosure in 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, in accordance with RCW 61.24, proof of which is in possession of the Trustee.

10. The defaults specified in said Notice of Trustee's Sale not having been cured 11 days before the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid on March 8, 2002, the Trustee then and there at public auction sold to Grantee, the highest bidder therefor, the property hereinabove described, in satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs, and expenses as provided by law.

Dated this 8th day of March, 2002.

Gerald T. Osborn
Gerald T. Osborn,
Successor Trustee

State of Washington)
)ss.
County of Skagit)

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

Jo Ann C. Ryan
Notary Public in and
for the State of Washington

My commission expires: 9-25-02

#1477
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2002

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

JO ANN C. RYAN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 25, 2002

