

Filed for Record at Request of  
**Specialized, Inc. of Washington**  
**c/o Mark Hodges & Associates, P.S.**  
**127 Bellevue Way SE**  
**Suite 100**  
**Bellevue, WA 98004**  
**(800)688-8430**



200206110143  
Skagit County Auditor  
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**ISLAND TITLE CO.** 8619439

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS Number: 02-W1890WA Loan Number: 0800217986

**FIDELITY NATIONAL TITLE TRUSTEE'S DEED**

The **GRANTOR**, Specialized, Inc. of Washington, 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: Bank One, National Association f/k/a The First National Bank of Chicago, Trustee

GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

ABREVIATED LEGAL DESCRIPTION:  
PTN GL3, SEC. 17, T35N, R7EWM.

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

**A.P.N.: 3507170-019-0002**

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 between David S. Lyon and Tracy A. Lyon, husband and wife, as Grantor, to Greg Graham, as Trustee, and Sebring Capital Corporation, as Beneficiary, dated 05/07/98, recorded 05/13/98, as Instrument No. 9805130083, in Book/Reel 1810, Page/Frame 0538, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$75,000.00 with interest thereon, according to the terms thereof, in favor of Sebring Capital Corporation 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, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Bank One, National Association f/k/a The First National Bank of Chicago, Trustee, 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 03/01/2002 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. 200203010102
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , At the main entrance to the Superior Courthouse  
205 W. Kincaid St., Mt. Vernon, WA  
, a public place, on 05/31/2002 at 10:00 AM, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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 with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 05/31/2002, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$56,000.00, 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.

Date: May 31, 2002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Specialized, Inc. of Washington

JUN 11 2002

MARY MCPHEETERS, VICE PRESIDENT

State of CALIFORNIA ) ss.  
County of SANTA BARBARA )

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

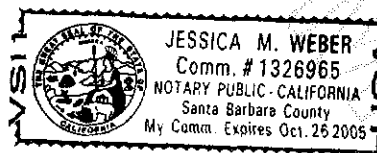
On 5/31/2002, before me, JESSICA M. WEBER, a Notary Public in and for said County and State, personally appeared MARY MCPHEETERS personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE

NOTARY PUBLIC

My commission expires: 10/26/2005



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EXHIBIT 'A'

PARCEL A:

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Government Lot 3;  
Thence South 00°30' East, parallel with the West line of said lot a distance of 1,303 feet to the true point of beginning;  
Thence East 175 feet;  
Thence South 00°30' East, 21 feet;  
Thence West 175 feet;  
Thence North 00°30' West 21 feet to the point of beginning;

EXCEPT the East 75 feet thereof.

PARCEL B:

That portion of Government Lot 3, Section 17, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point 330 feet East of the Northwest corner of said Lot 3;  
Thence South 0°30' East parallel with the West line of said lot, a distance of 1,324 feet to a true point of beginning;  
Thence East 190 feet;  
Thence South 00°30' East, 242.4 feet, more or less, to the North line of the Skagit River;  
Thence Westerly along the North bank of the Skagit River, 192 feet, more or less, to a point South 00°30' East of the point of beginning;  
Thence North 00°30' West, 216 feet, more or less, to the point of beginning.

EXCEPT the East 90 feet thereof.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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Skagit County Auditor