

WHEN RECORDED RETURN TO:

R. Michael Kight
Newton-Kight L.L.P.
P. O. Box 79
Everett, WA 98206



200301160007

Skagit County Auditor

1/16/2003 Page 1 of 3 8:44AM

LAND TITLE COMPANY OF SKAGIT COUNTY

102894

TRUSTEE'S DEED

The GRANTOR, THOMAS L. COOPER, 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:

HENRY T. NEWTON, as Trustee of the NEWTON KIGHT RETIREMENT TRUST, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 89, "CEDARGROVE ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax Account No. 3877-000-089-0008/P64154

RECITALS:

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between WALLACE SCOTT WOODWORTH and SHEILA R. WOODWORTH, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and ROBERT L. BURGHDIFF and JEAN M. BURGHDIFF, as Beneficiary, dated October 1, 1998, recorded October 14, 1998, as No. 9810140048, records of Skagit County, Washington. Such beneficial interest was assigned by the Beneficiaries to HENRY T. NEWTON, as Trustee of the NEWTON KIGHT RETIREMENT TRUST per Assignment of Deed of Trust recorded under Skagit County Auditor's File number 9810140051.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) in the sum of \$60,231.82, with interest thereon, according to the terms thereof, in favor of ROBERT L. BURGHDIFF and JEAN M. BURGHDIFF, and to secure any other sums of money which might become due and payable under the terms of the 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 made operative the power to sell, the thirty day advanced "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of the notice was posted or served in accordance with law.

5. HENRY T. NEWTON, as Trustee of the NEWTON KIGHT RETIREMENT TRUST, being then the holder of the indebtedness secured by the Deed of Trust, delivered to the Trustee a written request directing the Trustee to sell the described property in accordance with the law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed and on September 30, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the property as No. 200209300207.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Kincaid Street entrance to the Skagit County Courthouse, a public place, at 9:30 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 ninety days before the sale; further, the Trustee caused a copy of the "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, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.
8. During foreclosure, no action was pending on an obligation secured by the Deed of Trust.
9. All legal requirements and all provisions of the 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 ten days prior to the date of Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid on January 10, 2003, 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 the Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$60,231.82 (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expense as provided by statute).

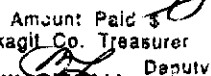
DATED this 14th day of January, 2003.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

244
JAN 16 2003



THOMAS L. COOPER, Trustee

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

STATE OF WASHINGTON)

: ss.

COUNTY OF SNOHOMISH)

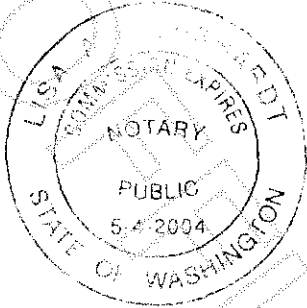
On this day personally appeared before me THOMAS L. COOPER, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 14 day of January, 2003.



200301160007
Skagit County Auditor

Lisa A. Burkhardt
Print Name LISA A. BURKHARDT
NOTARY PUBLIC in and for the
State of Washington.
My Appointment Expires: 05-04-04



3.



200301160007
Skagit County Auditor