

When Recorded Return to:

ELLIOTT W. JOHNSON
Attorney at Law
711 South First Street
Mount Vernon, WA 98273
336-6502



200304160160
Skagit County Auditor

4/16/2003 Page 1 of 3 3:39PM

Trustee's Deed

Grantor(s): Elliott W. Johnson, Successor Trustee

Grantee(s): Thomas Lee Brown & Robin K. Brown,
Donald Wetsch & Donna Wetsch,

Legal Description (abbreviated): Lot 10, BAY HILL VILLAGE DIVISION II

[X] Additional legal
description on page 2

Assessor's Tax Parcel Number: 4618-000-010-0009 P104421

**Reference (Auditor File Numbers
of Documents assigned, released or
amended):** 199801300126

THE GRANTOR, **Elliott W. Johnson**, 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 **Thomas Lee Brown & Robin K. Brown**, husband and wife; and **Donald Wetsch & Donna Wetsch**, husband and wife, as equal co-tenants, Grantee, that real property, situate in the County of Skagit, State of Washington, described as follows:

Lot 10, BAY HILL VILLAGE DIV. II, according to the plat thereof, recorded

Trustee's Deed

Page 1

4/7/3 14:47
H:\NEW\JBrown, Tom\304 Trustees Deed.wpd

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com

in Volume 15 of Plats, pages 125 and 126, 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 between **Loran T. Short & Vicki M. Short**, husband and wife, as Grantors, to **Elliott W. Johnson**, attorney at law, as Trustee, and **Thomas Lee Brown & Robin K. Brown**, husband and wife; and **Donald Wetsch & Donna Wetsch**, husband and wife, as Beneficiary, dated January 26, 1998, recorded as No. 199801300126, 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 \$183,935.87 with interest thereon, according to the terms thereof, in favor of Thomas Lee Brown & Robin K. Brown, husband and wife; and Donald Wetsch & Donna Wetsch, 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 made 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. **Thomas Lee Brown & Robin K. Brown**, husband and wife; and **Donald Wetsch & Donna Wetsch**, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee 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 December 10, 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. 200212100214.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as Mount Vernon, Washington, a public place, at 10:00 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

Trustee's Deed

Page 2

4/7/3 14:45
H:\EWJ\Brown, Tom\304 Trustees Deed.wpd

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com



200304160160

Skagit County Auditor

4/16/2003 Page 2 of 3 3:39PM

a copy of said "Notice of Trustee's Sale" to be published once a week during the first and fourth week preceding the time 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 said Deed of Trust.

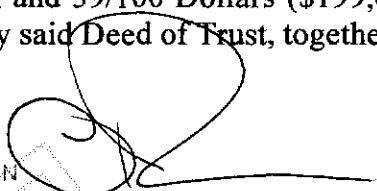
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on April 4, 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 said Grantee, the highest bidder thereof, the property hereinabove described, for the sum of One Hundred Ninety Nine Thousand Six Hundred Six and 39/100 Dollars (\$199,686.39) 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: April 4, 2003.

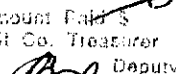
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1792


Elliott W. Johnson, WSBA 5679
Successor Trustee

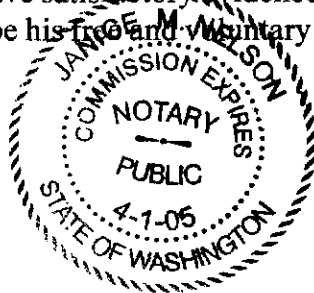
APR 16 2003

State of Washington)
) ss.
County of Skagit)

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Elliott W. Johnson signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 4, 2003.




Notary Public

My appointment expires: 4-1-05

Trustee's Deed

Page 3

4/7/3 14:45
H:\EWJ\Brown, Tom\304 Trustees Deed.wpd

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com



200304160160
Skagit County Auditor