

Recorded at the Request of
FPS Trustee Services, Inc.
1111 Third Avenue, Suite 3400
Seattle, WA 98101
Attn: Renee Givens



200305290148

Skagit County Auditor

5/29/2003 Page 1 of 6 12:08PM

DOCUMENT TITLE: TRUSTEE'S DEED

GRANTOR: FPS TRUSTEE SERVICES TRUSTEE

GRANTEE: FRANK J. BROWN AND CARLEEN BROWN,
husband and wife

LEGAL DESCRIPTION: Sec. 4 Twsp 34 Range 2
Ptn SE ¼ - SE ¼

Sec. 9 Twsp 34 Rage 2
Ptn Govt Lots 1 and 2

Skagit County

Additional legal description is on Exhibit 1 of this
document

REF. NO. OF DOCUMENT: 200012220024; 200101230041; 200212270055

ASSESSOR'S PROPERTY
TAX PARCEL NO. : 340204-4-019-0100; 340209-1-004-0100

TRUSTEE'S DEED

The GRANTOR, FPS TRUSTEE SERVICES, INC., 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 FRANK J. BROWN AND CARLEEN BROWN, husband and wife, as GRANTEE, that real and personal property, situated in the County of Skagit, State of Washington, described as follows:

SEE EXHIBIT 1 ATTACHED

Together with the rents of the Property, and all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof;

All improvements, appurtenances and fixtures of every kind and character now or hereafter located or erected on or affixed or attached to the property, and all window coverings, drapes and rods, carpeting and floor coverings, fire sprinklers and alarms, and all replacements and additions thereto.

Tax Parcel Nos. 340204-4-019-0100 and 340209-1-004-0100

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 LANDEX ASSOCIATES, INC., a Washington corporation, as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, to secure an obligation in favor of FRANK J. BROWN AND CARLEEN BROWN, husband and wife, as Beneficiary, December 13, 2000, and recorded on January 23, 2001, under auditor's/recorder's no. 200101230041, records of Skagit County, Washington, as modified by a Memorandum of Modification to Promissory Note recorded January 29, 2002 under Auditor's File No. 200201290070, and as modified by a Memorandum of Modification to Promissory Note recorded June 13, 2002 under Auditor's File No. 200206130064, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$281,193.30 with interest thereon,



according to the terms thereof, in favor of 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 30-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. Frank J. Brown and Carleen Brown, 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 the 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 27, 2002, recorded in the office of the Auditor/Recorder of Skagit County, Washington, a "Notice of Trustee's Sale" of said property at No. 200212270055.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the time and place of sale as the 2nd day of May, 2003, at the hour of 10:00 a.m. at the Kincaid Street Entrance to the Skagit County Courthouse located in the City of Mount Vernon, State of Washington, a public place, and in accordance with the law, caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by first class and by certified or registered mail, postage prepaid, to all persons entitled thereto and either posted or served a copy of said Notice 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 35th and 28th day before the date of sale, and once between the 14th 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 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 prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 2, 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 therefor, the property hereinabove described, for the sum of \$210,317.20 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 14th day of May, 2003.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 2566

MAY 29 2003

Amount Paid \$ 0
Skagit County Treasurer
By: Deputy

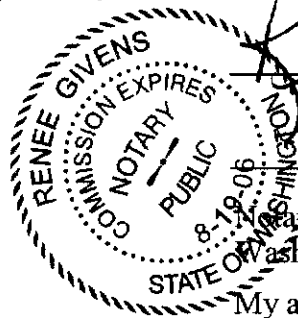
FPS TRUSTEE SERVICES, INC.

By: [Signature]
Jane Pearson, Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that JANE PEARSON is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Vice President of FPS Trustee Services, Inc., a corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 14th day of May, 2003.



[Signature]
(Signature of Notary)

RENEE GIVENS
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington, residing at Royalhip

My appointment expires 8-19-06



200305290148
Skagit County Auditor

EXHIBIT 1

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Parcel "A":

The Southeast 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East, W.M., EXCEPT that certain 60 foot strip conveyed to Skagit County for road purposes by Deed dated March 29, 1894, and recorded March 30, 1894, in Volume 28 of Deeds, Page 515, AND ALSO EXCEPT the following described tracts:

1. Commencing at the Northwest corner of said subdivision; thence South, 150 feet along the West line thereof; thence East, 100 feet parallel to the North line of said subdivision; thence North, 150 feet to said North line of said Southeast 1/4 of the Southeast 1/4; thence West, 100 feet, more or less, along said North line to the point of beginning.

2. That portion of said Southeast 1/4 of the Southeast 1/4 lying Easterly of the following described line:

Beginning at the Southeast corner of said subdivision; thence South 89 degrees 02' 43" West along the South line thereof, a distance of 672.32 feet to the true point of beginning of said line; thence North 02 degrees 57' 37" East, a distance of 702.16 feet; thence North 12 degrees 05' 04" West, a distance of 594.48 feet to the North line of said subdivision and the terminus of said line.

Parcel "B":

Government Lots 1 and 2, of Section 9, Township 34 North, Range 2 East, W.M., EXCEPT that portion of the above described Parcels lying Easterly of the following described line:

Beginning at the Northeast corner of said Section 9; thence South 89 degrees 02' 43" West along the North line thereof, a distance of 672.32 feet to the true point of beginning of said line; thence South 21 degrees 44' 42" East, a distance of 619.22 feet; thence South 00 degrees 34' 41" East, a distance of 644.17 feet; thence South 22 degrees 12' 49" West, a distance of 283.19 feet; thence South 16 degrees 49' 38" West, a distance of 530.00 feet; thence South 23 degrees 24' 46" West, a distance of 1668.14 feet to the line of ordinary high water of Similk Bay, and the terminus of said line.

AND EXCEPT that portion of Government Lot 2, of said Section 9, lying Southerly and Westerly of the following described line:



200305290148

Skagit County Auditor

Commencing at the Southwest corner of said Government Lot 2; thence North 00 degrees 47' 21" East along the West line of said Government Lot 2, a distance of 642.60 feet to the true point of beginning; thence South 72 degrees 51' 40" East, 585.98 feet; thence South 24 degrees 02' 12" West, 1486.49 feet to the line of ordinary high water of Similk Bay and the terminus of the herein described line.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as included and described by instrument recorded October 9, 1995, under Auditor's File No. 9510090036.



200305290148

Skagit County Auditor

5/29/2003 Page

6 of

6 12:08PM