

Filed for Record at Request of:
Timothy W. Carpenter
P.O. Box 367
Bellingham, WA 98227



200408120074

Skagit County Auditor

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Grantor: Timothy W. Carpenter, Trustee
Grantee: William J. McAllister, as his separate estate
Abbreviated legal description: Ptn of C.W. Griest's Grasmere
Lots A-D, SW SP 01-79 in 13-35-4 EWM
Complete legal descriptions: Pp. 5-7 of document (Exhibit A)
Tax Parcel Numbers: P107889, P107890, P107891, P107892, P70962
P36416, P36417, P36418, P101553, P70985

NOTICE OF TRUSTEE'S SALE

I.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on November 19, 2004, at the hour of 10:00 a.m., in the lobby of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mount Vernon, State of Washington, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real properties situated in Skagit County, State of Washington, to-wit:

See attached Exhibit A

The above-described properties are subject to a Deed of Trust recorded under Skagit County Auditor's File No. 200304140260, from Richard Johnson, as his separate estate, as Grantor, to First American Title Company, as Trustee, to William J. McAllister, a married man, as his separate estate, Beneficiary.

II.

No action commenced by the Beneficiary of the Deed of Trust is now pending to

seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III.

A. Currently Due on August 13, 2004:

Defaults Other Than Payment of Money:

1. Failure to pay real estate taxes for the following years:
2001, 2002, 2003 and 2004.
2. Failure to maintain hazard insurance on the property.

Monetary Defaults:

	Amount Due
Principal obligation	\$ 130,000.00
9 late fees @ \$195 each due 7-19-03 thru 3-19-04	\$ 1,755.00
Interest @ 13% per annum from 6-9-03 thru 7-8-03 (\$46.301 per diem)	\$ 1,342.74
Default interest @ 18% per annum from 7-9-03 thru 8-13-04 (\$64.109 per diem)	\$ 25,707.71
Reimburse Successor Beneficiary for payment of delinquent real estate taxes on 6-3-04 (plus accrued interest @ 18% per annum thru 8-13-04 @ \$6.797 p/diem)	\$ 14,266.74
Subtotal:	\$ 173,072.19

IV.

The sum owing on the obligation secured by the Deed of Trust is: Principal \$130,000.00, together with interest as provided in the Note or other instrument secured from June 9, 2003, and such other costs and fees as are due under the Note or any security instrument, and as are provided by statute.

V.

The above-described real property will be sold to satisfy the expenses of sale and



the obligations secured by said Deed of Trust as provided by statute. Sale will be made without warranty, express or implied, regarding title, possession, encroachments or encumbrances on November 19, 2004. According to law, normally defaults can be cured any time before the 11th day preceding the trustee's sale, but thereafter the sale may only be terminated if the Borrower, any Guarantor, Grantor or the Grantor's successor in interest, or the holder of any recorded junior lien or encumbrance pays the entire principal and interest secured by the Deed of Trust, plus costs, fees and advances (if any) made pursuant to the terms of the obligation and/or the Deed of Trust, and curing all other defaults. **However, the Deed of Trust being foreclosed in this sale secures a Promissory Note that has matured according to its terms and is presently due in full. Therefore, the only cure of default available is payment in full, together with the other costs and expenses referred to above, by a party so entitled, prior to the sale.**

VI.

A written Notice of Default was transmitted by the Beneficiary or Trustee to the Grantor at the following address:

Richard B. Johnson
3703 Consolidation
53677 State Route 20
Rockport, WA 98283

Richard B. Johnson
5736 Honeysuckle Lane
Marblemount, WA 98267

by both first class and certified mail on June 24, 2004, proof of which is in the possession of the Trustee; and Grantor was personally served on June 25, 2004, with said written Notice of Default, and the Trustee has in his possession proof of such service.

VII.

The Trustee whose name and address is set forth below will provide in writing to anyone requesting it a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all of their interest in the above-described property.



Schedule "A-1"

Order No.: 112587-P
Policy No.: TSG-1104-7557

DESCRIPTION:

PARCEL "A":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 3, of Block 1, of said plat;
thence South along the East line of said Lot 3, and its Southerly projection to the centerline of vacated Pearl Street;
thence West along the centerline of said street to its intersection with the East line of the Marginal Street along the West line of said plat;
thence North along the East line of said Marginal Street to the Northwest corner of Lot 1 of said plat;
thence Southeasterly along the North lines of Lots 1, 2 and 3, to the point of beginning.

(Also known as Tract "A".)

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 14, 2003, under Auditor's File No. 200304140251.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 6, Block 1, of said plat;
thence South along the East line of said Lot 6, and its Southerly projection to the centerline of vacated Pearl Street;
thence West along the centerline of said street to the Southerly projection of the West line of Lot 4, of said Block 1;
thence North along said West line and its projection to the Northwest corner of said Lot 4;
thence Southeasterly along the North line of Lots 4, 5 and 6, to the point of beginning.

(Also known as Tract "B").

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"



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Skagit County Auditor

TRUSTEES SALE GUARANTEE

Order No.: 112587-P

TSG No.: TSG-1104-7557

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "C":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 9, Block 1, of said plat;
thence South along the East line of said Lot 9, and its Southerly projection to the centerline of vacated Pearl Street;
thence West along the centerline of said street to the Southerly projection of the West line of Lot 7, of said Block 1;
thence North along said West line and its projection to the Northwest corner of said Lot 7;
thence Southeasterly along the North line of Lots 7, 8 and 9 to the point of beginning.

(Also known as Tract "C").

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 13, Block 1, of said plat;
thence South along the Southerly projection of the East line of said Lot 13, to the centerline of vacated Pearl Street;
thence West along the centerline of said street to the Southerly projection of the West line of Lot 10, of Block 1;
thence North along said West line and its projection to the Northwest corner of said Lot 10;
thence Southeasterly along the North line of Lots 10, 11, and 12, to the Northeast corner of Lot 12, of Block 1;
thence South along the East line of said Lot 12, to the Southeast corner thereof;
thence Easterly along the South line of said Lot 13, to the point of beginning.

(Also known as Tract "D")

Situate in the County of Skagit, State of Washington.



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TRUSTEES SALE GUARANTEE

Order No.: 112587-P

TSG No.: TSG-1104-7557

Schedule "A-1"

DESCRIPTION CONTINUED:

PARCEL "E":

A portion of "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington, and also being in the East ½ of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

All of Lots 13, 14 and 15, Block 1, of said plat, but not including in the description any portion of vacated Park Street adjoining said lots.

(Also known as Tract "E")

Situate in the County of Skagit, State of Washington.

PARCEL "F":

Tracts "A", "B", "C", and "D", City of Sedro Woolley Short Plat No. SW-01-79, approved May 2, 1979, and recorded May 4, 1979, in Volume 3 of Short Plats, page 112, under Auditor's File No. 7905040019, records of Skagit County, Washington; being a portion of the South ½ of the Northeast ¼ of the Northeast ¼ of Section 13, Township 35 North, Range 4 East, W.M.;

EXCEPT that portion of Tract "A" lying Easterly of the following described line:

Beginning at the Southeast corner of said Tract "A";
thence South 89°44'56" West, a distance of 300.00 feet to the true point of beginning of this line description;
thence due North to the North line of said Tract "A" and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "G":

Lots 1 through 18, inclusive, Block 5, "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington;

TOGETHER WITH the South ½ of vacated Pearl Street adjoining Block 5 and the North ½ of vacated Pine Street adjoining Block 5, and

The West ½ of vacated Wesley Avenue adjoining Block 5 and the vacated alley through said Block 5, all in "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for utilities serving Block 5 over and across that portion of vacated Pearl Street adjoining Block 4 and the East ½ of vacated Wesley Street adjoining Block 4 in "C. W. GRIEST'S PLAT OF GRASMERE," as per plat recorded in Volume 3 of Plats, page 94, records of Skagit County, Washington.



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