

AFTER RECORDING RETURN TO:

Name William R. Allen
Address P.O. Box 437
City, State, Zip Sedro Woolley, WA 98284



200411190025
Skagit County Auditor

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Grantor. Allen, William, Trustee
Grantee. Errol Hanson Funding, Inc.
Abbrev. Leg. Lots 1, 2, ptn Lot 3, SHEA'S HOME ADDITION TO LYMAN, Vol. 3, p. 86
Ptn NW 1/4 of NW 1/4 of Sec. 17, T35N, R6E, W.M.
Tax Acct. No. 4133-001-003-0056/P74563 & 350617-0-004-0018/P41320

TRUSTEE'S DEED

The GRANTOR, William R. Allen, 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:

Errol Hanson Funding, Inc., GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

For full legal description, see EXHIBIT A, which is attached hereto and by this reference incorporated herein.

RECITALS:

1. This conveyance is made pursuant to powers, including the power of sale conferred upon said Trustee by that certain Deed of Trust between Deborah Lynn Browne, a single woman, as Grantor, to Land Title Company of Skagit County, as Trustee, and Margie Conard, as personal representative of the estate of Elenora Carpenter, as Beneficiary, dated August 29, 2003, recorded August 29, 2003, under Auditor's File No. 200308290180, records of Skagit County, Washington. Present Trustee, WILLIAM R. ALLEN, was appointed by that certain Appointment of Successor Trustee dated May 13, 2004, and recorded August 5, 2004, under Auditor's File No. 200408050037, 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 \$30,590.76, with interest thereon, Carpenter/Trustee's Deed - 1

according to the terms thereof, in favor of Margie Conard, as personal representative of the estate of Elenora Carpenter, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The above described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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 served or posted in accordance with law.

5. Margie Conard, as personal representative for the estate of Elenora Carpenter, 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 August 5, 2004 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. 200408050038.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of the sale as on the steps of the main entrance to the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, at 10 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 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served upon 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 the Trustee's Sale and said obligation secured by said Deed of

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Trust remaining unpaid, on November 12, 2004, the date of sale, which was not less than 190 days from 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 \$80,000.00, 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.

DATED this 12th day of November, 2004 .

William R. Allen
William R. Allen, Trustee

6227
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2004

Amount Paid
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that WILLIAM R. ALLEN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 12, 2004.



Dena Fleurichamp
Dena Fleurichamp
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro Woolley.

My appointment expires: 11/4/2008



EXHIBIT A

Parcel A

Lot 3, except the South 24 feet thereof, and all of Lots 1 and 2, Block 1, SHEA'S HOME ADDITION TO THE TOWN OF LYMAN, according to the plat thereof recorded in Volume 3 of Plats, page 86, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B

That portion of the following described parcel lying south of the right-of-way of State Highway 20:

The North Half of the Northwest Quarter of the Northwest Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian,

EXCEPT the Puget Sound and Baker River Railway right-of-way,

AND EXCEPT that portion lying northerly of said right-of-way,

AND ALSO EXCEPT the west 200 feet and the east 500 feet of said North Half of the Northwest Quarter of the Northwest Quarter lying southerly of the highway.

Situate in Skagit County, Washington.

