



200504190104

Skagit County Auditor

4/19/2005 Page 1 of 3 3:19PM

David Moe & Assoc., P.S.
PO Box 447
Maple Valley WA 98038

LAND TITLE OF SKAGIT COUNTY 114538-P

Recorders Information:

Instrument Title (Recorder Please Index as):	Trustee's Deed
Grantor Name (1)	David L. Moe, Successor Trustee
Grantee Name (1)	Donna J. Morgensen, a single woman
Tax Parcel No./Acct. No (1)	4040-000-010-0002
Abbreviated Legal (1)	Lot 10, Wondervue
Reference Other Instrument No.	200401210036 (Deed of Trust)
Reference Other Instrument No.	200412280165 (Notice of Trustee's Sale)

Trustee's Deed

THE GRANTOR:

DAVID L. MOE

as present Successor Trustee under that Deed of Trust dated January 13, 2004, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to:

THE GRANTEE:

DONNA J. MORGENSEN, a single woman

the following described real estate, situated in Skagit County, Washington, described as follows:

Lot 10, Wondervue Addition, as per plat recorded in Volume 7 of Plats,
page 75, records of Skagit County, Washington

1791
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Skagit County Property Tax Account Number 4040-000-010-0002

APR 19 2005

RECITALS:

Trustee's Deed, Page 1 of 3

Amount Paid \$
By Skagit Co. Treasurer Deputy
1791

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 Terr MacMillan, **Grantor**, to Candis Cochran, **as Trustee**, and Katherine Roberts, **as Beneficiary**, dated January 13, 2004, recorded January 21, 2004 as No. 200401210036, records of Skagit County, Washington. By Resignation and Appointment of Successor Trustee recorded under Auditor's File No. 200412270126, the undersigned acts as present Trustee.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$23,600.00 with interest thereon, according to the terms thereof, in favor of Katherine Roberts 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 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. Katherine Roberts, being then the holder of the indebtedness, 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 28, 2004 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as File Number 200412280165.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Main Entrance to the Skagit County Court House, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at the hour of Eleven (11:00) 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 said "Notice of Trustee's Sale" to be published twice, once on or between the 32nd and 28th day prior to the sale, and once on or between 11th and the 7th day prior to the 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 to or served 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 the 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 the 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 Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 8, 2005, 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 the said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$39,500.00 (cash, 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).

Trustee's Deed, Page 2 of 3



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4/19/2005 Page 2 of 3 3:19PM

