



200509290047
Skagit County Auditor

9/29/2005 Page 1 of 3 9:45AM

Filed for Record at Request of:

Fairhaven Legal Assoc. P.S.

P.O. Box 526

Burlington, WA 98233

TRUSTEE'S DEED

The GRANTOR, Nancy C. Ivarinen, 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: Richard A. Miller, Jana C. Hogan, husband and wife, and Elizabeth Johnson, as trustees of the Arthur Dean and Elizabeth M. Johnson Trust, GRANTEES, that real property, situated in the County of Skagit, State of Washington, described as follows:

Parcel "A": Lot 14, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel "B": Lot 15, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Parcel "C": Lot 16, Block 3, "THUNDERBIRD LANE," as per plat recorded in Volume 8 of Plats, pages 76 and 77, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

the postal addresses of Parcels A-C are more commonly known as: 9443 Thunderbird Lane, Concrete, Washington; 9469 Thunderbird Lane, Concrete, Washington; 9473 Thunderbird Lane, Concrete, Washington, respectively

Assessor's Tax Parcel Numbers: 4032-003-014-0002, P70057;
4032-003-015-0001, P70058;
4032-003-016-0000, P70059

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 06 2005

Amount Paid
By Skagit Co. Treasurer
By *[Signature]* Deputy

RECITALS:

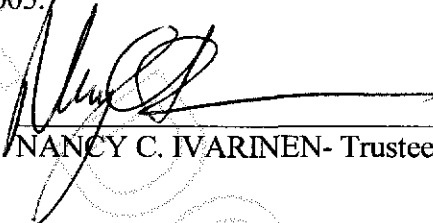
- 1) This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Ronald Moran as Grantor, to Land Title Company of Skagit as Trustee, and Richard A. Miller and Jana C. Hogan, husband and wife as to Parcel "A" and 1/2 interest in Parcels "B" and "C", and Elizabeth M. Johnson, as trustee of the Arthur Dean and Elizabeth M. Johnson Trust, u/a dated December 12, 1978, as to an undivided 1/2 interest as to Parcels "B" and "C", as Beneficiary, dated June 10, 2004, recorded June 11, 2005, as No. 2004046110063, in records of Skagit County, Washington.
- 2) Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory Note(s) in the sum of \$60,000.00 with interest thereon, according to the terms thereof, in favor of Richard A. Miller and Jana C. Hogan, husband and wife, and Elizabeth M. Johnson, as Trustee of the Arthur Dean and Elizabeth M. Johnson Trust, u/a dated December 12, 1978, 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) Richard A. Miller and Jana C. Hogan, husband and wife, and Elizabeth M. Johnson, as Trustee of the Arthur Dean and Elizabeth M. Johnson Trust, u/a dated December 12, 1978, 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 June 14, 2005, recorded in the office of the Auditor of Skagit County, Washington, A "Notice of Trustee's Sale" of said property as No. 200506140121.
- 7) The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance of the Skagit County Courthouse located at 205 W. Kincaid Street, Mount Vernon, State of Washington, a public place, at 10:00 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 between the twenty-first and fourteenth 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 notice 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 obligations secured by said Deed of Trust remaining unpaid, on September 23, 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 to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$66,358.24 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 21 day of September, 2005.

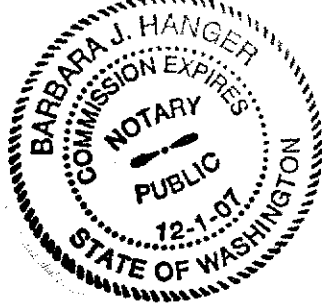


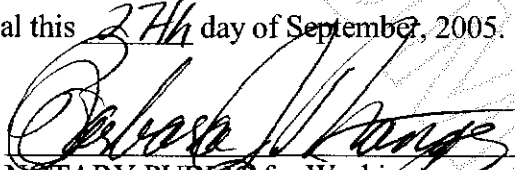
 NANCY C. IVARINEN- Trustee

STATE OF WASHINGTON)
) ss:
 COUNTY OF SKAGIT)

On this day personally appeared before me NANCY C. IVARINEN, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27th day of September, 2005.





 NOTARY PUBLIC for Washington.
 My Commission Expires: 12/1/05

