



200603290092

Skagit County Auditor

3/29/2006 Page 1 of 3 1:37PM

Filed for record at the request of:

Real Estate Management Corporation
P.O. Box 2116
Mount Vernon, WA 98273

DOCUMENT TITLE: TRUSTEE'S DEED
GRANTOR: REAL ESTATE MANAGEMENT CORPORATION
GRANTEE: WOOD, JEFFREY M., and BRODE, SAM
LEGAL DESCRIPTION: Section 30, Township 34, Range 5; ptn. NE - NE
TAX PARCEL NOS.: 340530-1-002-0005 (P30485)

TRUSTEE'S DEED

The Grantor, Real Estate Management Corporation, a Washington Corporation, as successor 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 JEFFREY M. WOOD and SAM BRODE, GRANTEES, that real property, situated in the County of Skagit, and described as follows:

The West 230 feet of that portion of the Northeast ¼ of the Northeast ¼ of Section 30, Township 34 North, Range 5 East, W.M., lying Southerly of the Gunderson County Road, as measured by a line drawn parallel with and 230 feet East of the West line of said subdivision, EXCEPT COUNTY ROAD.

ALSO, EXCEPT that portion conveyed to Skagit County for Gunderson Road now known as Beaver Lake Road, recorded under Auditor's File No. 8607310003.

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 dated May 27, 2004, and recorded on May 28, 2004, under Auditor's File No. 200405280248, records of Skagit County, Washington, from DOUGLAS BECKTEL, as Grantor, to FIRST AMERICAN TITLE COMPANY, a Washington corporation, as Trustee, to secure an obligation in favor of THE HARRIS BANK, Trustee for JAMES A. COOK I.R.A., Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertaking the payment of a promissory note in the original sum of \$62,000.00, together with interest thereon, according to the terms thereof, in favor of the beneficiary, and to secure any other sums of money which might become due and payable under the terms of the 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 Grantors, 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 Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. The then holders of the indebtedness secured by the said Deed of Trust, delivered to said Trustee a request directing said Trustee to sell the described premises.

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 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property under Auditor's File No. 200506020038.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the Skagit County Courthouse lobby in the City of Mount Vernon, State of Washington, a public place, on September 2, 2005, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published twice, as required by law, during the four weeks preceding the time of sale in a legal newspaper in the 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. The sale was postponed on several occasions by public proclamation on the scheduled dates of sale, and ultimately was conducted on October 21, 2005.

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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 21, 2005, the date of the 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 \$72,500.00.

Dated this 29th day of March, 2006.

REAL ESTATE MANAGEMENT CORPORATION

By Kent Haberly
Kent Haberly, President

#1435
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2006

Amount Paid \$
Skagit Co. Treasurer:
By [Signature] Deputy




200603290092
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
County of Skagit)

On this day personally appeared before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, KENT HABERLY, to me known to be the President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal this 29th day of March, 2006.


NOTARY PUBLIC in and for the State of
Washington, residing at Burlington.
My appointment expires 4-1-07.

Peggy A. Brown

