

After recording return to:

Larry Daugert
BRETT & DAUGERT, PLLC
PO Box 5008
Bellingham, WA 98227



200606160048

Skagit County Auditor

6/16/2006 Page

1 of

3 9:48AM

REFERENCE NUMBER OF RELATED DOCUMENTS: 200204240053 & 200602080030

GRANTOR: BD SERVICES CORPORATION

GRANTEE: Peoples Bank

ABBREVIATED LEGAL DESCRIPTION: Lot 59, Cascade River Park # 1

2996

ASSESSOR'S TAX/PARCEL NUMBER: 3871-000-059-0000 [P63608]. SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2006

TRUSTEE'S DEED

Amount Paid
Skagit Co. Treasurer
By

GRANTOR BD SERVICES CORPORATION, as present Trustee under that Deed of Trust, as hereinafter described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to

GRANTEE Peoples Bank, real property, situated in Skagit County, Washington, described as

Lot 59 "Cascade River Park No. 1" according to the plat thereof recorded in Volume 8 of Plats, Pages 55 through 59, records of Skagit County, Washington.

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 Rhea M. Meland as Grantor to First American Title Insurance Company as Trustee, and Peoples Bank as Beneficiary, dated April 23, 2002, recorded April 24, 2002 under Skagit County Auditor's File No. 200204240053.
2. Said Deed of Trust was executed to secure the payment of a promissory note in the sum of \$15,000 with interest thereon, according to the terms thereof, in favor of Peoples Bank and to secure all 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor and a copy of said Notice was posted in accordance with law.
5. Peoples Bank, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or its 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 February 8, 2006, recorded in the Skagit County Auditor's office a "Notice of Trustee's Sale" of said property as Auditor's File No. 200602080030.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main lobby entrance of the Skagit County Courthouse, 205 W. Kincaid, Mt. Vernon, Washington, a public place, at 10:00 o'clock a.m. on May 19, 2006, 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; 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 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 Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 19, 2006, 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, by the satisfaction in full of the obligations then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 19th day of May, 2006.

BD Services Corporation, Trustee

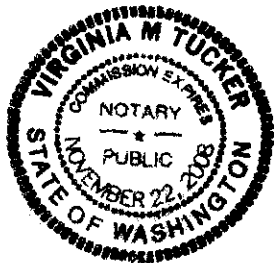
Larry Daugert

By: Larry Daugert
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STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this 1st day of June, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LARRY DAUGERT to me known to be an authorized representative of BD SERVICES CORPORATION, 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 hereto affixed the day and year first above written.



Virginia M. Tucker

NOTARY PUBLIC
Printed Name: Virginia M. Tucker
My appointment expires: 11-22-2008

