

When Recorded Return To:
Mervyn C. Thompson
709 South First Street
Mount Vernon, WA 98273



200901260129
Skagit County Auditor

1/26/2009 Page 1 of 3 2:35PM

Grantor: Mervyn C. Thompson, Successor Trustee
Grantee(s): Craig Boyce
Legal Description (Abbreviated): Lots 1 and 2, Block 167, MAP OF THE CITY OF ANACORTES
Assessor's Tax Parcel Number: P56056
Reference (Auditor File Numbers of Documents assigned, released or amended): 200802190130
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
JAN 26 2009

TRUSTEE'S DEED

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

THE GRANTOR, **Mervyn C. Thompson**, 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 **Craig Boyce**, Grantee, that real property situate in the County of Skagit, State of Washington, described as follows:

Lots 1 and 2, Block 167, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington

(Commonly known as 1803 10th Street, Anacortes, Washington, 98221)

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 Joseph J. Oreb as

Grantor, to Chicago Title Company, as Trustee, and Craig Boyce as Beneficiary, dated February 15, 2008, recorded as No. 200802190130, records of Skagit County, Washington. Mervyn C. Thompson, attorney at law, was appointed as Successor Trustee by instrument recorded under Skagit County Auditor's File No. 200810010074.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$60,000, with interest thereon, according to the terms thereof, in favor of Craig Boyce, 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 obligation 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 (30) day advance Notice of Default was transmitted to the Grantor, or Grantor's successor in interest, and a copy of said Notice was posted pr served in accordance with law.

5. **Craig Boyce**, 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 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 on February 15, 2008 and on February 19, 2008, 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. 200810010075.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale" fixed the place of sale as Skagit County Superior Court, Mount Vernon, Washington, a public place, at 10:00 a.m. on January 16, 2009, 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 a week during the fourth and first weeks preceding the time 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 Grantor's 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 (10) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on January 16, 2009, 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 thereof, the property hereinabove described, for the sum of Seventy Eight Thousand Dollars (\$78,000) 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 16th day of January, 2009

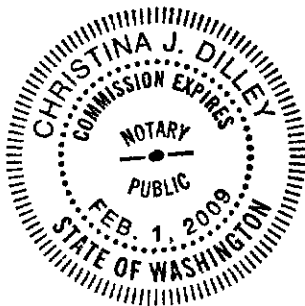

MERVYN C. THOMPSON, Trustee

STATE OF
WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **MERVYN C. THOMPSON** 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 the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of January, 2009.




Printed Name
CHRISTINA J. DILLEY

NOTARY PUBLIC in and for the State of Washington

My Commission

Expires 2-1-2009



200901260129
Skagit County Auditor