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WHEN RECORDED RETURN TO:

Roger W. Jones, Jr.
1201 Third Avenue, Ste. 3400
Seattle, WA 98101-3034

9805050024

TRUSTEE'S DEED

#23249
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

File No.: 8027.110

Grantor: Roger W. Jones, Jr.

Grantee: Public/Larry Dargitz

Legal Description: Lot 54, Plat of Country Aire Phase I, Vol. 15, pp. 91-94

Parcel No.: 3867-000-077-0103

MAY 5 1998

Amount Paid \$
By: Skagit County Treasurer Deputy

The GRANTOR, Roger W. Jones, Jr., 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 WELLS FARGO BANK, GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 54, "Plat of Country Aire Phase I," per plat recorded in Vol. 15
of Plats, pp. 91-94, in the records of Skagit County, State of
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 Larryh L. Dargitz, Jr. and Crystal D. Dargitz, as Grantor, to Commonwealth Land Title Company, as Trustee, and Cascade Savings Bank, as Beneficiary dated January 21, 1994, recorded January 25, 1994, as No. 9401250053, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$95,600.00, with interest thereon, according to the terms thereof, in favor of Cascade Savings Bank, 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 the "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. Wells Fargo Bank, 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 January 22, 1998, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 9801220036.

9805050024

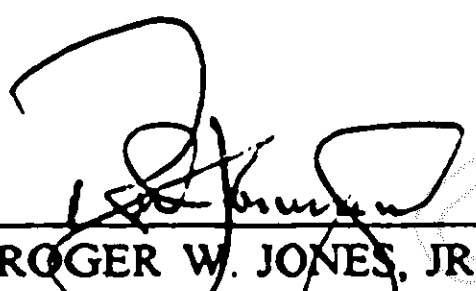
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7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the front steps inside the main entrance of the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, Washington, a public place, at 9:30 o'clock a.m., 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 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 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 of 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on May 1, 1998, 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 \$100,491.51, 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: May 1, 1998.

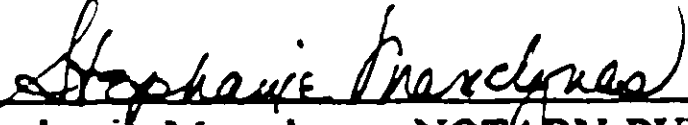


ROGER W. JONES, JR., *Successor Trustee*
1201 Third Avenue, Ste. 3400
Seattle, WA 98101-3034

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I CERTIFY that I know or have satisfactory evidence that Roger W. Jones, Jr. signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 1, 1998.



Stephanie Marcelynas, NOTARY PUBLIC
My Appointment Expires: 8/99

