

Spectrum Investment, 115-1982.01  
Steven Sant, Private

TRUSTEE'S DEED

THE GRANTOR, DCBL, INC., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty, to Dayton Homes, a partnership, GRANTEE, that real property, situated in the County of King, State of Washington, described as follows:

Tract E, Rosewood Parke, according to the plat thereof recorded in Volume 153 of Plats, pages 30 through 37, inclusive, in King 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 SPECTRUM INVESTMENT COMPANY, a general partnership, as Grantor, to LAWYERS TITLE COMPANY OF WASHINGTON, INC., a corporation, as Trustee, and STEVEN A. SANT as Beneficiary, dated February 20, 1992, recorded Feb. 22, 1992, as No. 9202261540, records of King County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note in the sum of \$ 28,000.00 with interest thereon, according to the terms thereof, in favor of STEVEN A. SANT 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. Steven Sant 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 and on April 7, 1994, recorded in the office of the Auditor of King County, Washington, a "Notice of Trustee's Sale" of said property, as No. 9404072946.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the Third Avenue entrance of the King County Courthouse - 516 Third Avenue - in the City of Seattle, State of Washington, a public place on the 8th day of July 1994 at the hour of 11:00 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 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 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.

9407141361

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743710-1250

1ST AM-S

AFTER RECORDING MAIL TO

AFTER RECORDING RETURN TO:  
**BISHOP & LYNCH, P.S.**  
720 OLIVE WAY, SUITE 1600  
SEATTLE, WASHINGTON 98101-3288

Filed for Record at Request of  
**FIRST AMERICAN TITLE**  
FOURTH & BLANCHARD BLDG.  
SEATTLE, WA 98121

940714-1361 12:07:00 PM KING COUNTY RECORDS 002 31 8:00

