

After Recording Return To:

Citicorp Mortgage, Inc.  
P. O. Box 314/Mail Station 790014  
St. Louis, Mo 63179

KATHY HILL  
SKAGIT COUNTY RECORDER

'99 APR 14 P 3:53

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

**9904140134**

**Trustee's Deed**

The GRANTOR, North Pacific Trustee, Inc., as present Trustee under the Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Federal National Mortgage Association, as GRANTEE, all real property (the "Property"), situated in the County of Skagit, State of Washington, described as follows:

**FIRST AMERICAN TITLE CO.**

Tax Parcel No.4166-015-023-0003 (R76688)

57086

Abbreviated Legal Description:

The South half of Lot 17, Block 15, Replat of Junction Addition to Sedro, according to the plat thereof recorded in Volume 3 of Plats, Page 48, records of Skagit County, Washington. All Situated in the County of Skagit, State of Washington. Parcel B: Lots 19, 22 and 23, block 15, replat of junction addition to Sedro, according to the plat thereof recorded in Volume 3 of plats, page 48, records of Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust ("Deed of Trust") between Kraig J. Rosencrantz and Kathleen S. Rosencrantz, husband and wife, as Grantors, to Stewart Title Company of Washington, Inc., as Trustee, and Exchange Financial Northwest, Inc, as Beneficiary, dated 12/20/93, recorded 12/30/93 under Auditor's/Recorder's No. 9312300123, records of Skagit County, Washington (and subsequently assigned to Citicorp Mortgage, Inc. under Skagit County Auditor's/Recorder's No. 9811100020.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$115,650.00 with interest thereon, according to the terms thereof, in favor of Exchange Financial Northwest, Inc and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.
3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Citicorp Mortgage, Inc. being then the holder of the indebtedness secured by the Deed of Trust as the nominee/agent of Grantee, delivered to the Grantor a written request directing the Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 12/29/99, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 9812290151.

**9904140134**

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