

RECORDING REQUESTED BY:
Shalom Rubanowitz, Esq.

WHEN RECORDED MAIL TO:
FEDERAL HOME LOAN MORTGAGE
CORPORATION
4680 HALLMARK PARKWAY, Loan#
7254139 SAN BERNARDINO,
CA 92407



199909020093

Kathy Hill, Skagit County Auditor

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Trustee Sale Number: 37762-F WA Loan #: 7254139 TSG #: 112759

TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

PARCEL NUMBER: ***360333-0-041-0007

58217-2

The Grantor, Shalom Rubanowitz, Esq., 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: FEDERAL HOME LOAN MORTGAGE CORPORATION, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF
360333-0-042-0006***

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 LANCE P. LIBBY AND KAREN L. LIBBY, as Grantor to LAND TITLE COMPANY, as Trustee and SKAGIT STATE BANK, as Beneficiary, dated 11/29/95, recorded 12/08/95, as No. 9512080036, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking the payment of one promissory note(s) is the sum of \$101,000.00 with interest thereon, according to the terms thereof, in favor of SKAGIT STATE BANK and 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 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and copy of said Notice was posted or served in accordance with law.
5. GE CAPITAL MORTGAGE SERVICES, INC. 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 premises.
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 05/10/99, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 9905100087

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at THE MAIN ENTRANCE OF THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WASHINGTON, SKAGIT, Washington, a public place, at 10:00 AM, 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 at least 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 four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 08/13/99, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$108,892.58 by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATE: 08/13/99

[Signature]
 x _____
 SHALOM RUBANOWITZ
 ATTORNEY AT LAW

STATE OF CALIFORNIA
 COUNTY OF ORANGE

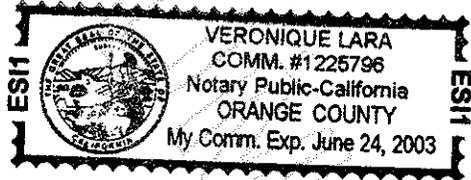
On 08/13/99, before me VERONIQUE LARA, personally appeared SHALOM RUBANOWITZ, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
 Witness my hand and official seal.

Signature *[Signature]* (seal)

31315
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID

SEP 2 - 1999

By: *[Signature]* Deputy
 Skagit County Treasurer



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Order No.: 58217
Guarantee No.: H-366516

SCHEDULE "C"

The land referred to herein is situated in the County of Skagit,
State of Washington, and is described as follows:

PARCEL "A":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 36
North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, "PLAT OF LADYSMITH", (now
vacated) as per plat recorded in Volume 4 of Plats, page 5, records of Skagit
County, Washington;
thence North along the East line of said Block 8, a distance of 99.65 feet;
thence West 91.5 feet;
thence South parallel with the East line of Block 8 to the South line of Lot 6 in
said Block extended West;
thence East along said South line to the Southeast corner of said Lot 6;
thence North along the East line of said Lot 6, a distance of 30 feet, more or less,
to the Northeast corner thereof and the point of beginning,

EXCEPT that portion conveyed to Lawrence E. Edwards et ux by instrument recorded
under Auditor's File No. 8807270068, records of Skagit County, Washington.

PARCEL "B":

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 36
North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 5, Block 8, "PLAT OF LADYSMITH", as per
plat recorded in Volume 4 of Plats, page 5, records of Skagit County;
thence South along the East line of said Lot 5, a distance of 30.00 feet;
thence West along the South line of Lot 6 and its Westerly projection, a distance of
91.50 feet to the point of beginning of this description;
thence continue West, a distance of 1.00 foot to the centerline of Commercial Avenue
as shown on said "PLAT OF LADYSMITH";
thence North along said centerline, a distance of 30.00 feet;
thence East, a distance of 1.00 foot;
thence South, a distance of 30.00 feet to the point of beginning.

PARCEL "C":

TOGETHER WITH easement or right of way as granted by permit from Puget Sound Power and
Light Company, recorded September 30, 1994 under Auditor's File No. 9409300060.



199909020093

Kathy Hill, Skagit County Auditor

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