



199911030121

Kathy Hill, Skagit County Auditor

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WHEN RECORDED MAIL TO

AMERIQUEST MORTGAGE COMPANY  
ATTN: DEBBIE LEE  
505 SOUTH MAIN STREET, #6000  
ORANGE CA 92868-4714

LAND TITLE COMPANY OF SKAGIT COUNTY P-90098

----- SPACE ABOVE THIS LINE FOR RECORDER'S USE -----

Trustee's Sale No. 01-AQ-17210

Loan No. 0003442407 CONV

### TRUSTEE'S DEED

The GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, 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: NORWEST BANK MINNESOTA, N.A., AS TRUSTEE OF SALOMON BROTHERS MORTGAGE SECURITIES VII, INC. MORTGAGE LOAN TRUST 1997-AQ1 UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 1997 WITHOUT RECOURSE, GRANTEE, that real property, situated in County of SKAGIT, State of Washington, described as follows:

THE EAST 1/2 OF LOT 6, ALL OF LOT 7, AND THE WEST 1/2 OF LOT 8, BLOCK 21, "PLAT OF TOWN OF SEDRO," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX PARCEL NO. 4149-021-008-0010

#### 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 dated June 25, 1997, recorded in Vol 1679 of Deeds of Trust, page 0283 under Auditor's File No. 9706300146, of SKAGIT County, Washington, from JUNE E. RINGHOUSE, AS HER SEPARATE PROPERTY, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and AMERIQUEST MORTGAGE COMPANY, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$88,000.00 with interest thereon, according to the terms thereof, in favor of AMERIQUEST MORTGAGE COMPANY, 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. AMERIQUEST MORTGAGE COMPANY, 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 July 20, 1999, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel ---, Page/Frame ---, as No. 9907200105.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., 3RD & KINCAID, MT. VERNON, WA, 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 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.



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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 October 22, 1999, 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 \$80,000.00 (cash) (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: October 25, 1999

32312  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
0.01%

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

NOV - 3 1999

BY 

JILL GREEN, VICE PRESIDENT  
Address: 720 SEVENTH AVENUE, SUITE 400  
SEATTLE WA 98104

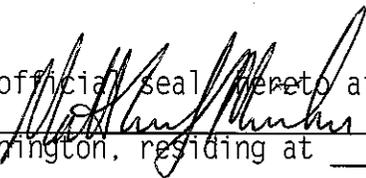
Arden F. Hill  
Skagit County Treasurer  
By:  Deputy

STATE OF Washington

COUNTY OF KING

SS.

On October 25, 1999, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JILL GREEN to me known to be the VICE PRESIDENT of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.  Notary Public in and for the State of Washington, residing at Seattle

My commission expires 9-16-03

MATTHEW J. MINIKEN  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-16-03

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