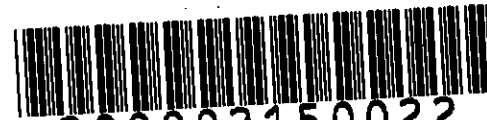


After Recording Return To:

Federal National Mortgage Association  
c/o Chase Mortgage Company West  
1775 Sherman Street, Suite 2300  
Denver, CO 80203-4302



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File No. 7071.20345/Fortier, John A. and Jeanetta

FIRST AMERICAN TITLE CO.

56252

**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:

Tax Parcel No. 360417-3-004-0013 (P49338)

Abbreviated Legal Description: Tract C, SP 64-72, Ptn. SW, Sec. 17, T36N, R4E W. M., more particularly described on Page 3 of this document.

**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 John A. Fortier and Jeanetta Fortier, husband and wife, as Grantors, to Chicago Title Insurance Company, as Trustee, and Lynnwood Mortgage Corporation, as Beneficiary, dated 11/05/97, recorded 11/14/97 under Auditor's/Recorder's No. 9711140125, records of Skagit County, Washington (and subsequently assigned to Mellon Mortgage Company under Skagit County Auditor's/Recorder's No. 9907120245).
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 \$97,850.00 with interest thereon, according to the terms thereof, in favor of Lynnwood Mortgage Corporation 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. Mellon Mortgage Company nka Chase Mortgage Company West 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 07/12/99, 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. 9907120247.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., and in accordance with the 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the Property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the 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 the Deed of Trust remaining unpaid, on 02/04/00, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to Grantee, the highest bidder therefor, for the sum of \$105,000.00 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED: February 10, 2000

GRANTOR  
North Pacific Trustee, Inc.

By \_\_\_\_\_  
David E. Fennell, Vice President

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID 33852

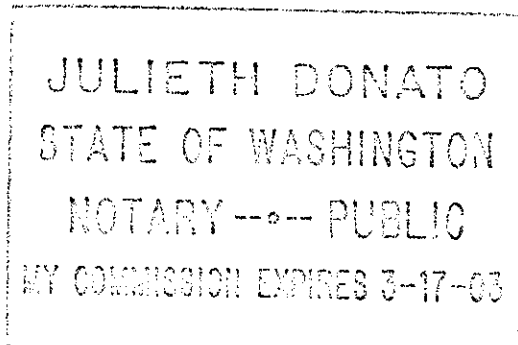
FEB 15 2000

Amount Paid \$ \_\_\_\_\_  
By: \_\_\_\_\_  
Skagit County Treasurer  
Deputy

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me David E. Fennell, to me known to be the Vice President of North Pacific Trustee, Inc., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal February 10, 2000



\_\_\_\_\_  
Julieth Donato  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue  
My commission expires: 03/17/03



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That portion of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southwest corner of said Section 17;  
thence South  $89^{\circ}05'13''$  East, along the South line of said Section 17 a distance of 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County road;  
thence North  $15^{\circ}02'00''$  West, along said Westerly margin, a distance of 804.10 feet;  
thence South  $74^{\circ}58'00''$  West, at right angles to said Westerly margin a distance of 617.93 feet to the West line of said Southwest Quarter of Section 17;  
thence North  $02^{\circ}39'00''$  East, along said West line of the Southwest Quarter a distance of 250.00 feet to the true point of beginning;  
thence continue North  $02^{\circ}39'00''$  East along said West line a distance of 204.82 feet;  
thence North  $74^{\circ}58'00''$  East a distance of 200.00 feet;  
thence South  $02^{\circ}39'00''$  West, parallel with said West line of the Southwest Quarter a distance of 204.82 feet to a point that is North  $74^{\circ}58'00''$  East from the true point of beginning;  
thence South  $74^{\circ}58'00''$  West a distance of 200.00 feet to the true point of beginning.

(Also known as Tract C of that certain Short Plat No. 64-72 approved September 20, 1972.)

Situated in Skagit County, Washington.



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Kathy Hill, Skagit County Auditor  
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