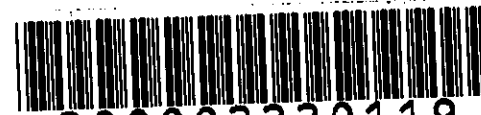


After Recording Return To:
Karen Froggatte
Northwest Mortgage Services
c/o Source One Mortgage Corporation
3001 Metro Drive, Suite 300
Bloomington, MN 55425



200002220119
Kathy Hill, Skagit County Auditor
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File No: 7000.21745/Munsie, Christopher A. and Wilma

FIRST AMERICAN TITLE CO.

Trustee's Deed

59909

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

Tax Parcel No.: 350409-1-002-1018

Legal Description: See Legal Description attached hereto and incorporated herein

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 between Christopher A. Munsie and Wilma Munsie, husband and wife, as Grantor, to First American Title Company, as Trustee, and Ameriquist Mortgage Company, Beneficiary, dated 08/13/97, recorded 08/21/97, under Auditor's/Recorder's No. 9708210045, records of Skagit County, Washington and subsequently assigned to Source One Mortgage Corporation under Skagit County Auditor's/Recorder's No. 1999911040007.
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 \$210,000.00 with interest thereon, according to the terms thereof, in favor of Ameriquist 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 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. Source One Mortgage Corporation, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described 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 11/04/99, 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. 199911040009.
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, 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 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 02/11/00, 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 said Grantee, the highest bidder therefore, for the sum of \$242,521.44 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 17, 2000

GRANTOR
North Pacific Trustee, Inc.

By David E. Fennell, Vice President

STATE OF WASHINGTON)

COUNTY OF KING) ss.

On this day personally appeared before me David E. Fennell to me known to be the Vice President of 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 17, 2000

KATHY TAGGART
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-22-03

Kathy Taggart
NOTARY PUBLIC in and for the State of Washington,
residing at Bothell
My commission expires: 07/22/2003

33966
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 22 2000

Amount Paid \$ 0-
Skagit Co. Treasurer
By Deputy



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Kathy Hill, Skagit County Auditor
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Tract 10 of that certain 5 Acre Parcel Subdivision No. 131-78, entitled "VALLEY VIEW ESTATES, DIVISION NO. IV", approved August 6, 1979, and recorded August 7, 1979, under Auditor's File No. 7908070055, in Volume 3 of Short Plats, Page 156, records of Skagit County, being a portion of the Northeast 1/4 of Section 9, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities running along the East side of Tract 11 of Short Plat No. 118-77, approved September 9, 1977, and recorded September 14, 1977, in Volume 2 of Short Plats, Pages 116 and 117, under Auditor's File No. 864719, records of Skagit County; ALSO TOGETHER WITH a non-exclusive easement 30 feet in width for ingress, egress and utilities, running along the West side of Tract 1 of Short Plat No. 120-77, approved September 9, 1977 and recorded September 15, 1977, in Volume 2 of Short Plats, Pages 120 and 121, under Auditor's File No. 864776, records of Skagit County; ALSO TOGETHER WITH a non-exclusive easement primarily 60 feet in width for ingress, egress and utilities as delineated on the face of Short Plat No. 128-78, approved December 8, 1978, and recorded December 8, 1978, in Volume 3 of Short Plats, Page 49, under Auditor's File No. 892764, records of Skagit County, and entitled "VALLEY VIEW ROAD", ALSO TOGETHER WITH a non-exclusive easement 30 feet in width adjacent to the Easterly line of Tract 1 of said Short Plat No. 128-78, and North of the South line of said Tract 1 produced East and Southerly of the Southerly line of Tract 9 of said Short Plat No. 128-78, produced Southwesterly, all as delineated on the face of Short Plat Nos. 118-77, 120-77 and 128-78; AND ALSO TOGETHER WITH a non-exclusive easement primarily 60 feet in width for ingress, egress and utilities over and across Tract "A" of said Short Plat No. 131-78, and as delineated on the face of said Short Plat, and entitled "ROCKY RIDGE LANE AND CLIFFSIDE LANE."



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Kathy Hill, Skagit County Auditor

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