

RECORDING REQUESTED BY:
Shalom Rubanowitz, Esq.

WHEN RECORDED MAIL TO:
CHASE BANK OF TEXAS N.A.
P.O. BOX 161278, Loan#
11052595 FORT WORTH, TX
76161-1278



200004060105

Kathy Hill, Skagit County Auditor
4/6/2000 Page 1 of 2 3:53:36PM

ISLAND TITLE COMPANY

ACCOMMODATION RECORDING

Trustee Sale Number: 41414-F WA Loan #: 11052595 TSG #: 9014409

A19233

TRUSTEE'S DEED

PARCEL NUMBER: 3821-000-029-0008

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: CHASE BANK OF TEXAS N.A., F/K/A TEXAS COMMERCE BANK N.A.; AS CUSTODIAN, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

TRACT 29, SKYLINE NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 56, 57, AND 58 RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 WILLIAM E. CONKLIN AND DOROTHY L. CONKLIN, HUSBAND AND WIFE, as Grantor to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee and ASSURANCE MORTGAGE CORPORATION OF AMERICA, A MASSACHUSETTS CORPORATION, as Beneficiary, dated 09/04/98, recorded 09/10/98, as No. 9809100105, 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 \$277,500.00 with interest thereon, according to the terms thereof, in favor of ASSURANCE MORTGAGE CORPORATION OF AMERICA, A MASSACHUSETTS CORPORATION 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. CHASE BANK OF TEXAS N.A., F/K/A TEXAS** 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 12/30/99, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 199912300213

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7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. 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 03/31/00, 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 therefore, the property hereinabove described for the sum of \$297,360.58 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: 03/31/00

x SHALOM RUBNAWITZ
ATTORNEY AT LAW

STATE OF CALIFORNIA
COUNTY OF ORANGE

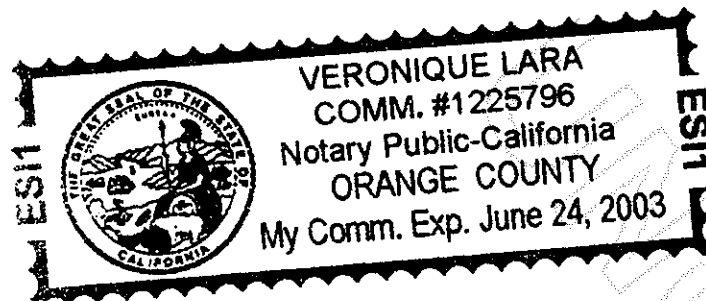
On 03/31/00, before me VERONIQUE LARA, personally appeared SHALOM RUBANOWITZ, personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 Veronique Lara (seal)

34704
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 06 2000

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



200004060105