



200005020070

Kathy Hill, Skagit County Auditor

5/2/2000 Page 1 of 5 11:45:11AM

Name & Return Address:

WHEN RECORDED RETURN TO:
Kleinsmith & Associates, P.C.
6035 Erin Park Dr., Ste. 203
Colorado Springs, CO 80918-5411

Please print legibly or type information.

Document Title (Or transaction contained therein)	ISLAND TITLE CO. SB15347 ✓
Foreclosure Sale Deed	
Grantor(s) (Last name first, then first name, middle name)	
Kleinsmith, Philip M. Patten, Brian & Thalia	
Additional Names on Page _____ of Document	
Grantee(s) (Last name first, then first name, middle name)	
Wme Mtg Corp	
Additional Names on Page _____ of Document	
Legal Description (Abbreviated: i.e., lot, block, plat or section, township, range)	
L. 10. BLK 2 Everett's 2nd Add. 70 Concrete Skagit Co. Vol: 4 Pg: 15	
Complete Legal Description on Page _____ of Document	SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID
Auditor's Reference Number(s)	MAY -- 2 2000
9809100119	Amount Paid \$ 0 Skagit County Treasurer By: [Signature] Deputy
Assessor's Property Tax Parcel/Account Number(s)	
4001-02-010-0002 P 70820	
The Auditor/Recorder will rely on the information provided on this cover sheet. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

This space is for recording data

FORECLOSURE SALE DEED

All words and phrases herein which have the first letters thereof capitalized are defined on the attached Identifying Data of Mortgage or Deed of Trust consisting of two pages.

The Grantor states:

1. This conveyance is made pursuant to the powers, including the power of sale, contained in the Deed of Trust or Mortgage.
2. Defaults Causing Foreclosure were made on said Deed of Trust or Mortgage.
3. The Present Mortgagee(s) and/or Present Trustee, as a result of said Defaults Causing Foreclosure, and in accordance with said Deed of Trust or Mortgage, executed Foreclosure Notices of: (1) Defaults; (2) Right to Cure; (3) Election to Sell; and (4) Sale stating that, by virtue of the authority vested in said person, said person would sell the Real Estate at public auction to the highest bidder. Said Foreclosure Notices fixed the Date, Time and Place of Sale. Copies of said Foreclosure Notices were Mailed, Served and/or Posted and Published, as required by law.
4. All applicable statutes and all of the provisions of the Deed of Trust or Mortgage have been complied with.
5. At the Date, Time and Place of the Foreclosure Sale, the Grantor sold to the Successful Bidder(s) and Grantee(s) at public auction the Real Estate for the Successful Bid.



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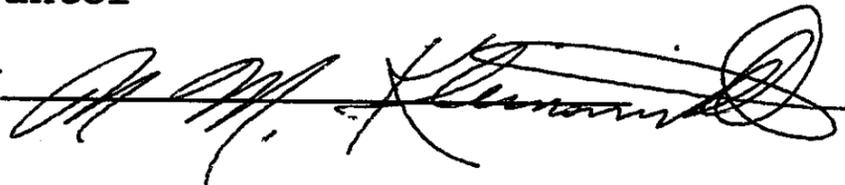
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6. All applicable (if any) redemption periods have passed without any redemption.

Therefore, in consideration of the above Successful Bid by the above Successful Bidder(s) and Grantee(s), the Grantor grants and conveys to the above Successful Bidder(s) and Grantee(s) the Real Estate without any covenant or warranty, express or implied.

PHILIP M. KLEINSMITH
Grantor

by



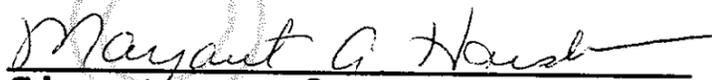
State of Colorado)
County of El Paso)

On 4/7/00 before me, personally appeared Philip M. Kleinsmith, Trustee (Name and Title of Person who signs above), personally known to me and/or proven to be said person whose name is subscribed to this Foreclosure Sale Deed consisting of four pages in total: two pages of Foreclosure Sale Deed and two pages of Identifying Data of Mortgage or Deed of Trust. That person acknowledged to me that said person executed the same in said person's authorized capacity and that by said person's signature on said instrument, the person or the entity on behalf of which the person acted, executed said instrument. Witness my hand and official seal. My commission expires: _____.

(SEAL)



My Commission Expires 02/12/2004


Signature of Notary

Typed Name and Address of
Notary:
Margaret A. Harshman
6035 Erin Park Drive
Colorado Springs, Co 80918



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Identifying Data of Mortgage
or Deed of Trust*

Defaults Causing Foreclosure: Non-payment of periodic payments
since: 8/99

<u>Estimated Total Amount Owed On Deed of Trust or Mortgage*</u>	<u>Principal:</u> \$ 59,738.42
<u>Being Foreclosed on the</u>	<u>Estimated Interest:</u> \$ 1,291.29
<u>Estimated Date of Foreclosure</u>	<u>Estimated Costs:</u> . \$ 1,800.00
<u>Sale</u>	<u>Estimated Total:</u> . \$ 62,829.71

Real Estate** to be Sold:

Common Description: : 45185 Duffy St.
Concrete, WA 98237

Assessor's Tax Parcel No. : Unknown

Legal Description. : LOT 10, BLOCK 2, "EVERETT'S
SECOND ADDITION TO CONCRETE, SKAGIT COUNTY WASHINGTON", AS PER PLAT
RECORDED IN VOLUME 4 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY,
WASHINGTON

Identifying Data of Deed of Trust or
Mortgage* Being Foreclosed Per Real
Estate Records of County Stated
in Legal Description:

Dated:8/18/98
Recorded:9/10/98
Recording Data:9809100119

Original Principal Balance:\$60,000.00

Original Trustee:Bishop & Lynch of King Co.

Original Mortgagee(s)***Name(s):WMC Mortgage Corp.
Address(es):PO Box 54089
Los Angeles, CA 90054

Present Mortgagee(s)***Name(s):WMC Mortgage Corp.
Address(es):PO Box 54089
Los Angeles, CA 90054

Original Mortgagor(s)****Name(s):Brian C. Potter and
Thalia L. Potter
Address(es):45185 Duffy St.
Concrete, WA 98237

Present Owner(s) Name(s):Brian C. Potter and
Thalia L. Potter
Address(es):45185 Duffy St.
Concrete, WA 98237

- * Sometimes named "Trust Indenture"
- ** Sometimes named "Mortgaged Property" or "Trust Property" or "Property"
- *** Sometimes named "Beneficiary"
- **** Sometimes named "Grantor" or Trustor"



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UNRECORDED

Page 2 of Identifying Data
of Mortgage or Deed of Trust

Recording Data of Foreclosure

Notices Re: Substitute or

Successor Trustee: Dated:10/20/99

Recorded:1/4/00

Recording Data:No. 200001040045

Recording Data of Foreclosure

Notices of: (1) Default(s);

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:12/29/99

Recorded:1/4/00

Recording Data:20000104046

Recording Data of Foreclosure

Certificates of: (1) Mailings;

(2) Publication; (3) Service, and

(4) Posting of said Foreclosure

Notices of: (1) Defaults;

(2) Right to Cure; (3) Election to

Sell; and (4) Sale. Dated:N/A

Recorded:

Recording Data:

Foreclosure Sale. Date:April 7, 2000

Time:10:00 a.m.

Place:Skagit County Courthouse

205 W. Kincaid St.

Mt. Vernon, WA

Successful Bidder(s)

and Grantee(s) Herein: Name(s):

Address(s):

Successful Bid: :\$

Grantor Herein: Name:Philip M. Kleinsmith

Address(s):6035 Erin Park Drive

Colo. Sprgs., Co 80918



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