

After Recording Return To:

FHLMC  
c/o GMAC Mortgage Corporation  
401 West 24<sup>th</sup> Street  
National City, CA 91950



200007110065

Kathy Hill, Skagit County Auditor

7/11/2000 Page 1 of 2 3:44:32PM

File No.7022.20700/Matson, Matt V. and Crystal

FIRST AMERICAN TITLE CO.

59541

**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 Home Loan Mortgage Corporation, as GRANTEE, all real property (the "Property"), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.350617-0-097-0305

That portion of Tract 4 of Lyman Short Plat No. 1-81, as approved April 27, 1981, and recorded May 1, 1981, in Volume 5 of Short Plats, Page 67, under Auditor's File No. 8105010001, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., lying Southerly of a line drawn South 81 degrees 47' 49" East, a distance of 27.21 feet from the Northeast corner of Tract 3 of said Short Plat; thence South 87 degrees 30' 23" East, a distance of 104.53 feet to the Northeast corner of said Tract 4 and terminus point of said line.

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 Matt V. Matson and Crystal Matson, husband and wife, as Grantors, to Chicago Title Insurance Company, as Trustee, and First Franklin Financial Corporation, as Beneficiary, dated 04/11/95, recorded 05/15/95 under Auditor's/Recorder's No. 9505150102, records of Skagit County, Washington and subsequently assigned to GMAC Mortgage Corporation under Skagit County Auditor's/Recorder's No. 9809150052.
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 \$84,000.00 with interest thereon, according to the terms thereof, in favor of First Franklin Financial 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.

