


After Recording Return To:
US Bank, National Association
c/o Washington Mutual Home Loans, Inc.
Mailstop K7-K4AV-OB-2
539 South 4th Avenue
Louisville, KY 40202


200104190130
Skagit County Auditor
4/19/2001 Page 1 of 3 3:42:59PM

File No.: 7273.21449/Jorgensen, Steve
Servicer Loan No.: 0092887600

FIRST AMERICAN TITLE CO.
63501

Trustee's Deed

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 US Bank, National Association, as GRANTEE, all real property (the property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 350532-2-001-0308 R 40497

Abbreviated Legal: Sect. 32 Tship 35, R 5, NE-NW aka Trace F Skagit River Plat, 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 between Steve Jorgensen, an unmarried individual, as Grantor, to First American Title Company, as Trustee, and U. S. National Bank of Oregon, dba U. S. Bancorp Home Loans, Beneficiary, dated 04/25/97, recorded 04/30/97, under Auditor's/Recorder's No. 9704300136, records of Skagit County, Washington.
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 \$97,600.00 with interest thereon, according to the terms thereof, in favor of U. S. National Bank of Oregon, dba U. S. Bancorp Home Loans 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. US Bank, National Association, 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 01/04/01, 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. 200101040074.
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 04/06/01, 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 \$106,823.22 (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: April 13, 2001

GRANTOR
North Pacific Trustee, Inc.

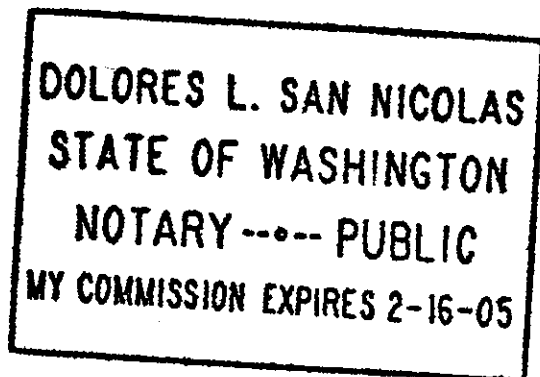
By David E. Fennell, Vice President

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 for 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: April 13, 2001.

Dolores L. San Nicolas
NOTARY PUBLIC in and for the State of Washington,
residing at Kent
My commission expires: 2-16-05



#40421
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

APR 19 2001

Amount Paid \$ 0
By: Deputy
Skagit County Treasurer



, Skagit County Auditor

The land referred to herein is situated in the County of Skagit,
State of Washington, and is described as follows:

That portion of the Northeast 1/4 of the Northwest 1/4 of
Section 32, Township 35 North, Range 5 East, W.M., described as
follows:

Commencing at the Northeast corner of said Northeast 1/4 of the
Northwest 1/4; thence South 89 degrees 26'43" West along the
North line of the Northeast 1/4 of the Northwest 1/4, a
distance of 500.00 feet; thence South 0 degrees 33'17" East,
440.00 feet to the true point of beginning; thence South 0
degrees 33'17" East, 440.00 feet; thence North 89 degrees
26'43" East, 500 feet, more or less, to the East line of said
Northeast 1/4 of the Northwest 1/4; thence Northerly along said
East line for a distance of 440 feet, more or less, to a point
which bears North 89 degrees 26'43" East from the true point of
beginning; thence South 89 degrees 26'43" West, 500 feet, more
or less, to the true point of beginning. (Commonly known as
Tract "F" of unrecorded Survey of Skagit River Plateau.)



200104190130

, Skagit County Auditor