

After Recording Return To:
Becky Baker
North Pacific Trustee, Inc.
P.O. Box 4143
Bellevue, WA 98009-4143



200105070081
, Skagit County Auditor
5/7/2001 Page 1 of 3 11:45:28AM

FIRST AMERICAN TITLE CO.

File No.: 7037.20498/Chadwick, Jeffrey J. and Peggy J.
Servicer Loan No.: 1947311706

63603

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 Chase Manhattan Mortgage Corporation, as GRANTEE, all real property (the property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 340314-2-002-0005 (R21942)

Abbreviated Legal: Section 14, Township 34, Range 3, Ptn. NE 1/4 - NW 1/4

More particularly described on Page 5.

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 Jeffrey J. Chadwick and Peggy J. Chadwick, husband and wife, as Grantor, to First American Title Insurance Company, a California corporation, as Trustee, and First Union Mortgage Corporation, Beneficiary, dated 10/15/99, recorded 10/25/99, under Auditor's/Recorder's No. 199910250118, records of Skagit County, Washington and subsequently assigned to Chase Manhattan Mortgage Corporation under Skagit County Auditor's/Recorder's No. 200010020033.
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 \$112,000.00 with interest thereon, according to the terms thereof, in favor of First Union Mortgage Corporation 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. Chase Manhattan 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 01/23/01, 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. 200101230058.
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 04/27/01, 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 \$97,954.24 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: May 2, 2001

GRANTOR
North Pacific Trustee, Inc.

By [Signature]

Authorized Signer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me JEFF STENIMAN to me known to be the Authorized Signer 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: May 2, 2001

[Signature]

Heda S. A. Acevedou
NOTARY PUBLIC in and for the State of Washington,
residing at Bellevue
My commission expires: 11/17/03

HEDA S. A. ACEVEDOU
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 11-17-03

#40707
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 07 2001

Amount Paid \$0
Skagit County Treasurer
By: [Signature] Deputy



200105070081

, 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 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of said Section 14; thence South 88 degrees 20'02" East along the North line of said Northwest 1/4, a distance of 1546.70 feet; thence South 0 degrees 58'27" West, a distance of 30 feet to the South line of the Anacortes-Mount Vernon Highway and the true point of beginning of this description; thence from said true point of beginning continue South 0 degrees 58'27" West, a distance of 146.5 feet to the North line of that certain tract conveyed to the State College of Washington by Deed dated December 8, 1955, and recorded under Auditor's File No. 529707, records of said County; thence South 88 degrees 20'02" East along the North line of said State College Tract, a distance of 290.04 feet to the centerline of a slough; thence South 41 degrees 19'18" East, a distance of 240.92 feet to a point that is 9 feet due East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4; thence North 0 degrees 59'56" East along a line parallel to and 9 feet East of the East line of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 to the South line of the Anacortes-Mount Vernon Highway; thence Westerly along the South line of said Highway right of way to the true point of beginning.



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