

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE  
INSURANCE COMPANY



200108310179

Skagit County Auditor

WHEN RECORDED MAIL TO:  
MOREQUITY  
P.O. BOX 768, Loan# 602567  
RANCHO CUCAMONGA, CA 91729

8/31/2001 Page 1 of 2 4:04:36PM

Trustee Sale Number: 49715-F WA Loan #: 602567 TSG #: 1012451

ISLAND TITLE CO.

TRUSTEE'S DEED

B617918v

PARCEL NUMBER: 4178-000-002-0006

The Grantor, FIDELITY NATIONAL TITLE INSURANCE COMPANY, 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: MOREQUITY, INC., GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:  
LOT 2, WEDMORE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 115, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN 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 DOUGLAS R. CHIN AND KAREN E. CHIN, HUSBAND AND WIFE, as Grantor to FIRST AMERICAN TITLE, as Trustee and UNITED PANAM MORTGAGE, A DIVISION OF PAN AMERICAN BANK, FSB, as Beneficiary, dated 03/05/99, recorded 03/12/99, as No. 9903120132, 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 \$101,600.00 with interest thereon, according to the terms thereof, in favor of UNITED PANAM MORTGAGE, A DIVISION OF PAN AMERICAN BANK, FSB 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. MOREQUITY, INC. 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 05/25/01, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200105250127

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE 205W. KINCAID STREET MT. VERNON, WA, MT. VERNON, 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 08/24/01, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$110,910.19 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: 08/27/01

x A. Fragasi  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 BY:

STATE OF CA  
 COUNTY OF Orange  
 On 8/29/01 before me Andy Marisa Herrera  
 personally appeared Andy Marisa Herrera  
 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 Marisa Herrera (seal)

#42719  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

AUG 31 2001

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



200108310179  
 Skagit County Auditor