

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE  
INSURANCE COMPANY

WHEN RECORDED MAIL TO:  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
C/O GE CAPITAL MORTGAGE,  
Loan# 16754509 5024  
PARKWAY PLAZA, CHARLOTTE, NC  
28210



200112190130  
Skagit County Auditor

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**ISLAND TITLE CO.**

B6 16667

Trustee Sale Number: 45818-F WA Loan #: 16754509 TSG #: 0014062

**TRUSTEE'S DEED**

PARCEL NUMBER: 350425-0-029-0102

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: FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.  
ABBREVIATED LEGAL PTN SE NW 25-35-4

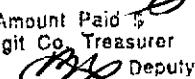
**RECITALS:**

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 DANA W. PETZOLDT, AN UNMARRIED PERSON, as Grantor to FIRST AMERICAN TITLE, as Trustee and CROSSLAND MORTGAGE CORP, as Beneficiary, dated 04/10/95, recorded 04/28/95, as No. 9504280075, 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 \$158,800.00 with interest thereon, according to the terms thereof, in favor of CROSSLAND MORTGAGE CORP 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. GE CAPITAL MORTGAGE SERVICES, 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 12/17/01, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. -----

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 44370

DEC 19 2001

Amount Paid to  
Skagit Co. Treasurer  
By  Deputy

- 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 12/14/01, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$188,851.09 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).

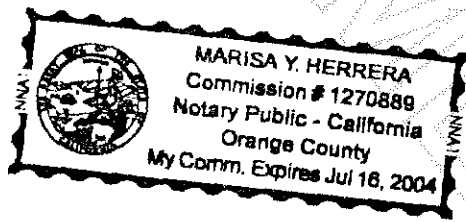
DATE: 12/17/01

x A. Fragassi  
 FIDELITY NATIONAL TITLE  
 INSURANCE COMPANY, Vice President

STATE OF California  
 COUNTY OF ORANGE

On 12-17-01, before me Marissa Herrera,  
 personally appeared Andy Fraga<sup>SSI</sup>,  
 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 Marissa Herrera (seal)



**EXHIBIT "A"**

**THAT PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼, 150 FEET WEST OF THE CENTERLINE OF THIRD STREET AS ESTABLISHED IN THE CITY OF SEDRO WOOLLEY, PRODUCED SOUTH; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 50' WEST, 467 FEET; THENCE SOUTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET, 1385.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼; THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 03' EAST, 312 FEET; THENCE NORTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET, 597 FEET; THENCE EAST 155 FEET; THENCE NORTHERLY PARALLEL TO THE CENTERLINE OF SAID THIRD STREET, 798 FEET TO THE POINT OF BEGINNING; EXCEPT THE WEST 150 FEET THEREOF; AND EXCEPT THE NORTH 384.76 FEET THEREOF; AND EXCEPT THE SOUTH 60 FEET THEREOF.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**



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