



200201070163

Skagit County Auditor

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WHEN RECORDED MAIL TO:

AURORA LOAN SERVICES INC.  
601 5TH AVENUE  
SCOTTSBUFF NE 69361

FIRST AMERICAN TITLE CO.

Space Above This Line For Recorder's Use

Loan No. 0102506060  
T.S. No 1032842-02  
Parcel No.: 37940060150004R57346

b5ale1

**TRUSTEE'S DEED**

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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:  
AURORA LOAN SERVICES, INC.

Grantee  
that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 14 AND 15, BLOCK 6, PLAT OF HENSLER'S FIRST ADDITION TO THE CITY OF ANACORTES, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 3 OF PLATS, PAGE 46, 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 SANDI A PARKER, A SINGLE WOMAN

, as grantor to FIRST AMERICAN TITLE, as trustee and NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE, as Beneficiary, dated June 9, 2000, recorded June 15, 2000, as No. 200006150088, in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$ 126,234.00 with interest thereon, according to the terms thereof, in favor of NATIONAL CITY MORTGAGE CO. DBA ACCUBANC MORTGAGE

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

## TRUSTEE'S DEED, Continued

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Loan No. 0102506060

T.S. No. 1032842-02

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 a copy of said Notice was posted or served in accordance with law.
  
5. AURORA LOAN 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 September 27, 2001, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No. 200109270143.
  
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET ANACORTES, 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.



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**TRUSTEE'S DEED, Continued**

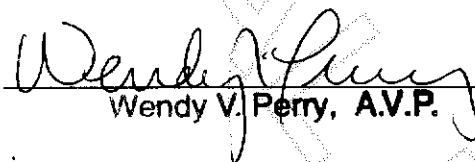
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Loan No. 0102506060  
T.S. No 1032842-02

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 December 28, 2001, 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 \$ 142,568.09 (cash) (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).

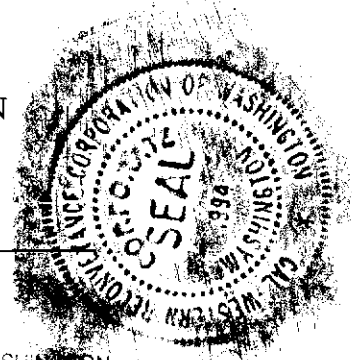
Dated: December 31, 2001

CAL-WESTERN RECONVEYANCE CORPORATION  
OF WASHINGTON

  
Wendy V. Perry, A.V.P.

State of California

County of San Diego



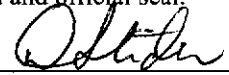
# 82  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

~~ON~~ **JAN 02 2002** before me, the undersigned, a Notary Public in  
and for said state, personally appeared


Wendy V. Perry, A.V.P.

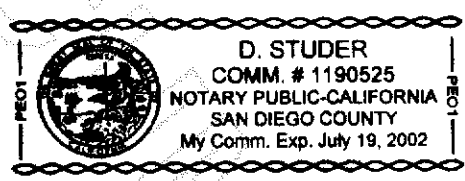
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature 

**JAN 07 2002**

Amount Paid \$  
Skagit County Treasurer  
By:  Deputy



TDUSWA  
Rev. 03/04/98

  
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