

200201220214
Skagit County Auditor
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FILED FOR RECORD AT REQUEST OF:
WINDSOR MANAGEMENT COMPANY
350 S. GRAND AVENUE
47TH FLOOR
LOS ANGELES, CA 90071

Loan #: 231841-8
Title #: 1012291
TS #: 20137-WA-B

ISLAND TITLE CO.

B6 17814

1012291
Abbreviated Legal Description: Tract 12, Plat of Ridgewood, Division No. 1
Tax Parcel No. 3984-000-012-0000

TRUSTEE'S DEED

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: **EMC MORTGAGE CORPORATION**

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

TRACT 12, PLAT OF RIDGEWOOD, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 68 AND 69, 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 **ROBERT D. LULL AND HOLLY L. LULL, HUSBAND AND WIFE**, as Grantor, to **KAREN L. GIBBON, P.S.**, as Trustee, and **AAMES FUNDING CORPORATION, A CALIFORNIA CORPORATION, DBA AAMES HOME LOAN**, as Beneficiary, Recorded on 03/31/2000, in Vol. , Page , under Auditor's File No. 200003310094, records of **SKAGIT**, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$167,960.00** with interest thereon, according to the terms thereof, in favor of **EMC 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 described Deed of Trust provides that the real property conveyed therein 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 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, a copy of said Notice was posted or served in accordance with law.
5. **EMC MORTGAGE CORPORATION**, being that the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
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, **Recorded on 06/08/2001, in Vol. , Page , under Auditor's File No. 200106080243** in the office of the Auditor of County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as **The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street,, Mount Vernon, WA** , a public place, at **10:00am** o'clock, 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 prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.



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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 eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on **01/11/2002**, 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 therefor, the property hereinabove described, for the sum of **\$161,650.00**, by the 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: 01/17/2002

FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE

A. Fragassi

ANDREW FRAGASSI ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA)

COUNTY OF ORANGE)

) SS.

#278
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2002

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

On this 18th day of January, 2001, before me, the undersigned, a Notary Public in and for the State of California, duly commissioned and sworn, personally appeared **ANDREW FRAGASSI** known to be the **ASSISTANT VICE PRESIDENT**, the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for uses and purposes therein mentioned, and on oath stated that he/she is/are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]

NOTARY PUBLIC in and for the State of California, residing at Orange .

My commission expires: 7/16/04



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