

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

WHEN RECORDED MAIL TO:
THE CHASE MANHATTAN BANK
SUCCESSOR BY MERGER
ATTENTION: FORECLOSURE
DEPARTMENT, Loan# 11175579
P.O. BOX 161278, FORT WORTH,
TX 76161-1278



200201290097
Skagit County Auditor
1/29/2002 Page 1 of 2 3:40PM

ISLAND TITLE CO.

BG16624

Trustee Sale Number: 45572-F WA Loan #: 11175579 TSG #: 0013962

TRUSTEE'S DEED

PARCEL NUMBER: 360312-0-003-0008

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: THE CHASE MANHATTAN BANK SUCCESSOR BY MERGER TO CHASE BANK OF TEXAS, N.A., FORMERLY **, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:
THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NEW ALGER-LAKE SAMISH ROAD NO.277 AND THE WESTERLY LINE OF THE OLD ALGER-SAMISH ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID NEW ALGER-LAKE SAMISH ROAD NO.277, A DISTANCE OF 326 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ROAD 326 FEET TO SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID OLD ALGER-SAMISH ROAD 311 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 JOHN L. DAHLQUIST AND JUDI DAHLQUIST, HUSBAND AND WIFE, as Grantor to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee and SAXON MORTGAGE, INC., as Beneficiary, dated 02/02/00, recorded 02/09/00, as No. 200002090049, 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 \$93,000.00 with interest thereon, according to the terms thereof, in favor of SAXON MORTGAGE, INC. 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. THE CHASE MANHATTAN BANK SUCCESSOR BY MERGER* 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.

**KNOWN AS TEXAS COMMERCE BANK NATIONAL ASSOCIATION, AS TRUSTEE AND CUSTODIAN BY MERITECH MORTGAGE SERVICES, INC. IT'S ATTORNEY-IN-FACT

- 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 12/14/01, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200112140055
- 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 01/25/02, 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 \$72,250.00 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: 01/25/02

x Andrew Fragassi
 FIDELITY NATIONAL TITLE
 INSURANCE COMPANY
 ANDREW FRAGASSI, ASSISTANT VICE PRESIDENT

STATE OF CA
COUNTY OF OR

On 1-25-02, before me Marisa Herrera,
 personally appeared ANDY FRAGASSI,
 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)

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 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax
 PAID
 JAN 29 2002
 AGENT OF THE
 Skagit County Treasurer
 BY AP

