

WHEN RECORDED MAIL TO:

NORTH AMERICAN MORTGAGE COMPANY
231 E AVENUE
ALBION NY 14411



200202130266

Skagit County Auditor

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FIRST AMERICAN TITLE CO.

Space Above This Line For Recorder's Use

Loan No. 0499870
T.S. No 1023517-05
Parcel No.: 350125-2-003-0309

61883

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:
WASHINGTON MUTUAL BANK, FA, SUCCESSOR TO
NORTH AMERICAN MORTGAGE COMPANY

Grantee

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

THE WEST 70 FEET OF THE EAST 268 FEET OF THE SOUTH 150 FEET OF THE FOLLOWING DESCRIBED TRACT: MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

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 LANCE M MUNCY AND ECHO M ROCKWOOD, UNMARRIED MAN AND UNMARRIED WOMAN,

as grantor to FIRST AMERICAN TITLE COMPANY, as trustee and NORTH AMERICAN MORTGAGE COMPANY, as Beneficiary,

dated May 23, 1995, recorded May 26, 1995, as No. 9505260143, 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 \$ 118,607.00 with interest thereon, according to the terms thereof, in favor of NORTH AMERICAN MORTGAGE COMPANY

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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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. WASHINGTON MUTUAL BANK, FA, SUCCESSOR TO NORTH AMERICAN MORTGAGE COMPANY 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 May 11, 2000, 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. 200005110062.
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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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 February 8, 2002, 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 \$ 134,387.07 (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: February 11, 2002

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON

[Handwritten Signature]

Karre-Anne Hall, A.V.P.

State of California

County of San Diego

#6005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 11 2002

On before me, the undersigned, a Notary Public in
and for said state, personally appeared

Karre-Anne Hall, A.V.P.

FEB 13 2002

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.

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

Signature *D. Studer*



TDUSWA
Rev. 03/04/98



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The West 70 feet of the East 268 feet of the South 150 feet of the following described tract:

That portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 in Section 25, Township 35 North, Range 1 East, W.M., lying North of a strip of land conveyed to the City of Anacortes, by Deed recorded June 9, 1910, in Volume 81 of Deeds, Page 161, EXCEPT the West 170 feet thereof, AND ALSO EXCEPT the East 160 feet thereof, ALSO EXCEPT the South 20 feet thereof.



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