



200202280206

Skagit County Auditor

2/28/2002 Page 1 of 4 3:24PM

RECORDING REQUESTED BY:

Landsafe Title of Washington

After recording, return to:

Countrywide Home Loans

400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065Forward Tax Statements to
Address listed above

Doc ID #00015206772005N

File No.: 2001 - 6371

827182

FIRST AMERICAN TITLE CO.

05711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

The GRANTOR, Landsafe Title of Washington, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to FEDERAL NATIONAL MORTGAGE ASSOCIATION, as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No.: 340401-3-007-0002 (R23409)/4144-024-008-0001 (R75086)

SECTION 1, TOWNSHIP 34, RANGE 4, NW 1/4-SW 1/4 AND LOT 8, BLOCK 24, "WEST ADDITION TO CLEAR LAKE." *****SEE EXHIBIT "A" FOR FULL LEGAL *****

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 28 2002

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between JAY WISNIEWSKI, A SINGLE PERSON, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and AMERICA'S WHOLESALE LENDER, Beneficiary, dated 10/23/1997 recorded 11/03/1997, under Auditor's/Recorder's No. 9711030170 and Deed of Trust re-recorded on 11/06/1997, under Auditor's File No. 9711060069, records of Skagit County, Washington.

Amount Paid \$ 0
Skagit Co. Treasurer

By Deputy

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$75,150.00 with interest thereon, according to the terms thereof, in favor of AMERICA'S WHOLESALE LENDER and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

As nominee agent of Federal National Mortgage Association
6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 11/16/2001, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200111160078.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as Inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, Mount Vernon, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, 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 with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 02/15/2002, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$67,846.64 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).



200202280206
Skagit County Auditor
2/28/2002 Page 2 of 4 3:24PM

Landsafe Title of Washington

DATED: February 19, 2002

BY:

Eva M. Tapia
EVA TAPIA, Assistant Vice President

State of:

California

County of:

Ventura

On:

2/19/02

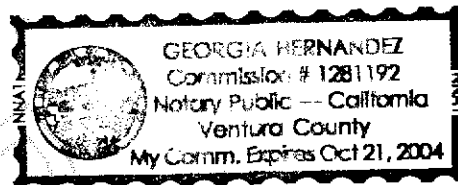
before me

GEORGIA HERNANDEZ

, notary public, personally appeared 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 within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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.

Georgia Hernandez



200202280206

Skagit County Auditor

2/28/2002 Page

3 of 4

3:24PM

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT AND IS DESCRIBED AS FOLLOWS:

PARCEL "A":

THAT PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING SOUTH OF THE COUNTY ROAD, AS THE SAME EXISTED ON JULY 16, 1963; EXCEPT THE WEST 10 FEET THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

LOT 8, BLOCK 24, "WEST ADDITION, CLEAR LAKE, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THAT PORTION OF VACATED BANDY STREET ADJACENT TO SAID LOT 8 WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "C":

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 24, "WEST ADDITION, CLEAR LAKE, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 0° 18' 30" EAST 13.13 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89° 30' 27" WEST 41.87 FEET;

THENCE NORTH 0° 59' 03" WEST 26.78 FEET;

THENCE NORTH 89° 23' 30" EAST 42.92 FEET;

THENCE SOUTH 0° 18' 30" WEST 26.87 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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2/28/2002 Page 4 of 4 3:24PM