



200205070061
Skagit County Auditor

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AFTER RECORDING RETURN TO:

BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation
C/O Bank of America
101 East Main Street, Suite 400
Louisville, KY 40202
Attn: Foreclosure Dept.

Lafferty, 034-7322.01/Loan No. 0023142524

FIRST AMERICAN TITLE CO.

67466

Document Title(s):

Trustee's Deed

Reference Number(s) of Documents assigned or released:

9905280039 which was assigned under auditor's file no. 9906090068

Grantor:

1. Bishop, Lynch & White, P.S., Trustee

Grantee:

1. B.A. Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation

Abbreviated Legal Description as follows:

PORTION TRACT 49, "BURLINGTON ACREAGE" AKA TRACT 1, SHORT PLAT #40-77

Complete legal description is on Exhibit "A" of document

Assessor's Property Tax Parcel/Account Number(s):

3867-000-049-2005 (R62636)

1977
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 07 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By *Sp* Deputy

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Louisville, KY 40202

Lafferty, 034-7322.01

Property Address: 401 Nardone Court

Lender Loan No. 0023142524

TRUSTEE'S DEED

THE GRANTOR, Bishop, Lynch & White, P.S., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty, to BA Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

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 Patrick J. Lafferty, married as his separate estate, as Grantor, to First American Title Ins. Company, as Trustee, and Network Mortgage Services, Inc., a Washington Corporation, as Beneficiary, dated May 24, 1999, recorded May 28, 1999, as No. 9905280039, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Network Mortgage Services, Inc., a Washington 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 made 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. B.A. Mortgage, LLC (a wholly owned subsidiary of Bank of America, N.A.) successor in interest by merger of NationsBanc Mortgage Corporation, 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 property in accordance with law and the terms of said Deed of Trust.



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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 January 15, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200201150070.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the front entrance of the Skagit County Courthouse located at 2nd and Kincaid in the City of Mt. Vernon, a public place on April 19, 2002 at 10:00 a.m. o'clock a.m., 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or 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 default 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 April 19, 2002, the date of sale, which was not less than 190 days before 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



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\$86,198.87 (cash) (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: April 19, 2002.

Bishop, Lynch & White, P.S.

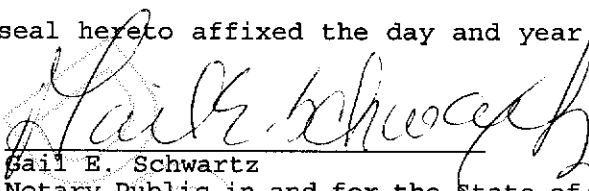
By: 

Michael A. Padilla
Assistant Secretary

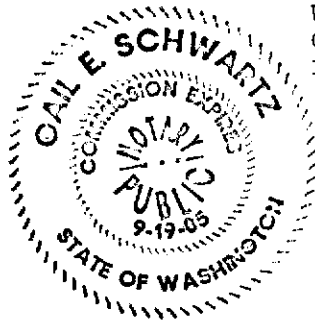
State of Washington)
County of King) ss.

On this 19th day of April, 2002, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Padilla, to me known to be Assistant Secretary of BISHOP, LYNCH & WHITE, P.S., 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 the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

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


Gail E. Schwartz
Notary Public in and for the State of
Washington, residing at Pierce
County. My Commission Expires: 09-
19-05.

FORBASE\TD.FRM REV 4/30/02



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Exhibit "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Tract 1 of Skagit County Short Plat No. 40-77, approved July 20, 1977 and recorded July 21, 1977 in Book 2 of Short Plats, page 88, under Auditor's File No. 861106, being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/3 interest in the following described tract:

That portion of the South 332 feet of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, lying within a strip of land 25 feet in width, the Easterly line of which is contiguous to the following described right-of-way line:

Beginning at a point opposite Highway Engineer's Station 330 + 50, on the centerline survey of State Highway Route No. 5, Skagit River to Junction SR 20 and 175 feet Westerly therefrom; thence Northeasterly to a point opposite Highway Engineer's Station 334 + 93.95 on said centerline survey and 119.51 feet Westerly therefrom and the end of this right-of-way line description.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of the above noted Short Plat shown as "Brady Lane", on the face thereof, EXCEPT that portion thereof lying within the main tract above described.



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