



200206270010
Skagit County Auditor

6/27/2002 Page 1 of 2 8:58AM

After Recording Mail To:

LEE UTKE
4432 E. DIVISION
MOUNT VERNON, WA 98274

Loan #: 37251972
TD #: 7484

TRUSTEE'S DEED

The GRANTOR, T.D. ESCROW SERVICES INC., DBA T.D. SERVICE 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 GRANTEE, LEE UTKE, ROBERT UTKE

that real property situated in the County of SKAGIT, State of Washington, described as follows: (TAX PARCEL #: 37600040030003P54433)

LOT 3 BLOCK 4 STORIE CARPENTER'S ADDITION TO THE CITY OF MT VERNON,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 58
RECORDS OF SKAGIT COUNTY, WASHINGTON

0862
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

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 ABRAHAM CAPOTE AS HIS SEPARATE ESTATE as GRANTOR, to ISLAND TITLE COMPANY as TRUSTEE, and AAMES HOME LOAN OF AMERICA

dated 11/08/1996 and recorded 11/14/1996, as number 9611140047
records of SKAGIT County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$ 85,000.00 with interest thereon, according to the terms thereof, in favor of AAMES HOME LOAN OF AMERICA

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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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. AAMES CAPITAL CORP

being 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 the law of said Deed of Trust.

6. The defaults specified in the Notice of Default not having been cured, the Trustee, according to the terms of said Deed of Trust, executed, and on 12/13/2001, recorded in the office of the auditor of SKAGIT County, Washington, a Notice of Trustee's Sale of said property as Number 200112130136.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as SKAGIT CO CRTHOUSE, INSIDE MAIN LOBBY, 205 W. KINCAID ST, MT VERNON, WA 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 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 with this notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Foreclosure" in 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 eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on MARCH 15, 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 bidder therefore, the property herein described for the sum of \$ 80,138.00 (by cash).

DATED: MARCH 15, 2002

T.D. ESCROW SERVICES INC.,
DBA T.D. SERVICE COMPANY
Successor Trustee

By: Vicki Hopkins
Vicki Hopkins, Assistant Secretary
1820 E. First Street, #210
Santa Ana, CA 92705
(800) 843-0260

STATE OF CALIFORNIA } SS
COUNTY OF ORANGE

On 3-15-02, before me, CHERYL L. MONDRAGON
personally appeared VICKI HOPKINS, ASSISTANT SECRETARY
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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



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