

After Recording Return To:
Federal National Mortgage Association
C/o Countrywide Home Loans, Inc.
400 Countywide Way, Mailstop SV35
Simi Valley, CA 93065-6298



200210160144
Skagit County Auditor
10/16/2002 Page 1 of 2 3:53PM

File No. 7021.22865/Phillips, R. Sherwin and Sandra A.
2442925

FIRST AMERICAN TITLE CO.

69353

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under the 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. 350921-3-003-006 (P44621)

That portion of the South half of the South half of the Northeast quarter of the Southwest quarter of Section 21, Township 35 North, Range 9 East of the Willamette Meridian, lying Southwesterly of the Southwesterly line of State Highway No. 20, as conveyed to the State of Washington by deed recorded under Auditor's File No. 556524, records of Skagit County, Washington, except that portion thereof lying Northwesterly of the "B" line county road connection centerline of SR 20 (PSH 16) also shown of record as secondary state highway 17-A, Faber Hill Vicinity, which county road connection centerline begins at Highway Engineer's Station 259 + 50 = B 0 + 00.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust ("Deed of Trust") between R. Sherwin Phillips and Sandra A. Phillips, husband and wife, as Grantors, to Island Title Company of Skagit County, as Trustee, and Lynnwood Mortgage Corporation, a Washington corporation, as Beneficiary, dated 05/20/96, recorded 05/29/96 under Auditor's/Recorder's No. 9605290074 and modified under Auditors File No. 9808170142, records of Skagit County, Washington (and subsequently assigned to Countryside Home Loans, Inc. under Skagit County Auditor's/Recorder's No. 9609090057.

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 \$101,500.00 with interest thereon, according to the terms thereof, in favor of Lynnwood Mortgage Corporation, a Washington corporation and to secure any other sums of money which might become due and payable under the terms of the 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 law.

5. Countrywide Home Loans being then the holder of the indebtedness secured by the Deed of Trust as the nominee/agent of Grantee, delivered to the Grantor a written request directing the Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

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 06/28/02, 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. 200206280173.

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, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the 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 the 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 the Deed of Trust remaining unpaid, on 10/04/02, 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 Grantee, the highest bidder therefor, for the sum of \$116,083.68 (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).

DATED: October 14, 2002

1/862 GRANTOR
SKAGIT COUNTY WASHINGTON Northwest Trustee Services, LLC
REAL ESTATE EXCISE TAX

OCT 16 2002

By [Signature]
Associate Member

STATE OF WASHINGTON Amount Paid
By [Signature] Skagit Co. Treasurer
) ss. Deputy
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 14, 2002

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-16-05

[Signature]
Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05



200210160144

Skagit County Auditor

UNOFFICIAL DOCUMENT

NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES 3-16-02
ROBERT L. SAN NICOLAS