

RECORD AND RETURN TO:  
Wells Fargo Home Mortgage, Inc.  
Claims Dept-X2505-01A  
1 Home Campus  
Des Moines, IA 50328



200210170022  
Skagit County Auditor

10/17/2002 Page 1 of 3 9:40AM

T.S. NUMBER: WNM057481 CM

LOAN # 8193251/472/Simon

**TRUSTEE'S DEED**

FIRST AMERICAN TITLE CO.

69349

I

KNOW ALL BY THESE PRESENTS, that Standard Trustee Service Company Washington, the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 45420000300009P95496 described herein by virtue of the following described Trust Deed, unto: Federal Home Loan Mortgage Corporation

A. **PARTIES IN THE TRUST DEED:**

TRUSTOR(S): Phillip Simon and Heather A. Simon, husband and wife

TRUSTEE: First American Title

BENEFICIARY: Wells Fargo Home Mortgage, Inc.

B. **DESCRIPTION OF THE PROPERTY:** Legally Described as: Lot 30, "Eastgate Addition Plat No. 5", as per Plat recorded in Volume 14 of Plats, Page 146 and 147, records of Skagit County, Washington

Said property commonly known as: 805 South 30th Street Mount Vernon, WA 98274

C. **TRUST DEED INFORMATION:**

DATED: May 30, 2000

RECORDING DATE: 05/31/2000

RECORDING NO: #200005310047 Book: Page:

RERECORDED ON:

RECORDING PLACE: Official records of the State of Washington, County of Skagit

D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on 07/03/2002 under Auditor's File No. 200207030071.

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be 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 twice preceding the time of sale, first between the 28th and 35th day before the set sale date and again between the 7th and 14th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of \$178,461.33.

**TRUSTEE'S SALE:**

**TIME AND DATE OF SALE:** 10:00 A.M. on 10/04/2002

**PLACE OF SALE:** The Kincaid St. Entry to the Skagit County Courthouse Mt.  
Vernon Wa

**BIDDER:** Federal National Mortgage Association



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VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Bidder, the highest bidder therefore, the property hereinabove described for the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statutes.

DATED: October 10, 2002

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON

Signed: Amy Rigsby  
Amy Rigsby, Assistant Secretary

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) SS

On the date written below before me personally appeared Amy Rigsby, to me known to be a Assistant Secretary of Standard Trustee Service Company who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on October 10, 2002.

[Signature]  
Notary Public in and for the State of California  
My Commission Expires 11/03/2004



# 4860  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 17 2002

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



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