

When recorded, mail to:

**OCWEN FEDERAL BANK FSB**  
12650 INGENUITY DRIVE  
ORLANDO, FL 32826



200212270081  
Skagit County Auditor

12/27/2002 Page 1 of 5 11:42AM

Trustee's Sale No: 01-OC-29943

Loan No. 100674696



ISLAND TITLE CO. (CG 22954)

### TRUSTEE'S DEED

**THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION**, 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: **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2001 MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2001-NC3, GRANTEE**, that real property, situated in the County of SKAGIT, State of WASHINGTON, described as follows:

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 4, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AS MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

Tax Parcel No: P33150, P33106, P33175

#### 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 dated 9/7/2001, recorded in Auditor's/Recorder's No. 200109210130, records of SKAGIT County, Washington, from AARON L STRICKERT, AN UNMARRIED MAN, as Grantor, to MERIDIAN ESCROW, as Trustee, in favor of NEW CENTURY MORTGAGE CORPORATION, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$148,500.00, with interest thereon, according to the terms thereof, in favor of NEW CENTURY MORTGAGE 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 the "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. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

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 September 20, 2002 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 200209200179.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or 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 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 December 20, 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 therefor, the property hereinabove described, for the sum of \$155,770.00.



DATED: December 20, 2002

REGIONAL TRUSTEE SERVICES CORPORATION  
Trustee

By *[Signature]*  
CHRIS REBHUN, CHIEF EXECUTIVE OFFICER  
Address: 720 Seventh Avenue, Suite 400  
Seattle, WA 98104

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On December 20, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CHRIS REBHUN, to me known to be the CHIEF EXECUTIVE OFFICER of REGIONAL TRUSTEE SERVICES CORPORATION, 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 stated that he/she is authorized to execute the said instrument.

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

MARILEE HANSEN  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 11-6-03

*[Signature]*  
NOTARY PUBLIC in and for the State of  
Washington, residing at: Bellevue  
My commission expires: 11-6-03

6042  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 27 2002

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


  
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EXHIBIT 'A'

PARCEL A:

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Lot 4, 32 rods South of the Northwest corner thereof;  
Thence East 33 feet to the East line of that certain road as conveyed to the City of Anacortes by Deed recorded May 21, 1946 under Auditor's File No. 392059, and the true point of beginning of this description;  
Thence East along the South line of the North 32 rods of said Lot 4, a distance of 200 feet;  
Thence North parallel with the West line of said Lot 4, a distance of 72 feet;  
Thence West parallel with the South line of the North 32 rods of said Lot 4, a distance of 200 feet to the East line of said road;  
Thence South along the East line of said road 72 feet to the point of beginning.

PARCEL B:

That portion of Government Lot 4 in Section 30, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Government Lot 4, which is 528 feet South of the Northwest corner of said Government Lot;  
Thence East 33 feet to the East line of those premises conveyed to the City of Anacortes for public road purposes by deed dated November 4, 1914, filed May 21, 1946, under Auditor's File No. 392056 and recorded in Volume 209 of Deeds, page 514, and the true point of beginning;  
Thence continue East 200 feet;  
Thence South 15 feet;  
Thence West 200 feet to the East line of said premises conveyed to the City of Anacortes for public road purposes;  
Thence North 15 feet to the point of beginning.

continued . . . . .



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**EXHIBIT 'A' continued:**

**PARCEL C:**

The North 15 feet of all that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of Government Lot 4, 528 feet South of the Northwest corner thereof;

Thence North 89°45'03" East for 33 feet to the true point of beginning;

Thence continue North 89°45'03" East for 231 feet;

Thence South 0°25'58" West for 178 feet;

Thence South 89°45'03" West for 231 feet to the East line of the road conveyed to the City of Anacortes by deed recorded under Auditor's File No. 392056, records of Skagit County, Washington;

Thence North 0°25'58" East along said road for 178 feet to the point of beginning.

EXCEPT the West 200 feet thereof, as conveyed to James Jackson, et ux, by deed recorded under Auditor's File No. 618277, records of Skagit County, Washington.

(Said property is also known as a portion of Tract A of Survey recorded in Volume 2 of Surveys, page 80, records of Skagit County, Washington).

ALL situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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