

WHEN RECORDED MAIL TO:

EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE #200
IRVING TX 75038



200301230201

Skagit County Auditor

1/23/2003 Page 1 of 4 3:46PM

Space Above This Line For Recorder's Use

Loan No. 2530996
T.S. No. 1042147-09
Parcel No.: 340401-0-037-0010

FIRST AMERICAN TITLE CO.

69119

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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:
EMC MORTGAGE CORPORATION

Grantee
that real property, situated in the County of SKAGIT, State of Washington, described as follows:

SECTION 1, TOWNSHIP 34, RANGE 4; PTN. GOV LOT 6 MORE
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

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
ROBERT M LANE AND REBECCA S LANE, HUSBAND AND WIFE

, as grantor to LAND TITLE CO. OF SKAGIT CTY, as trustee and
NORWEST MORTGAGE, INC.

, as Beneficiary,

dated August 3, 1990, recorded August 7, 1990, as No. 9008070046, in Book/Reel
XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$ 46,550.00 with interest thereon, according to the terms thereof, in favor of
NORWEST MORTGAGE, INC.

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED, Continued

page 2 of 3

Loan No. 2530996
T.S. No. 1042147-09

3. The described Deed of Trust provides that the real property conveyed 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 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. EMC 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 premises.
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 October 15, 2002, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No. 200210150179.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET CLEAR LAKE, Washington, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 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.



200301230201
Skagit County Auditor

1/23/2003 Page 2 of 4 3:46PM

TRUSTEE'S DEED, Continued

page 3 of 3

Loan No. 2530996
T.S. No 1042147-09

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 January 17, 2003, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$ 44,801.27 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

Dated: January 21, 2003

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON

Karre-Anne Hall, A.V.P.

State of California

County of San Diego

343
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

On JAN 21 2003 before me, the undersigned, a Notary Public in
and for said state, personally appeared Karre-Anne Hall, A.V.P.

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 entity upon behalf of which the person(s) acted, executed the instrument.

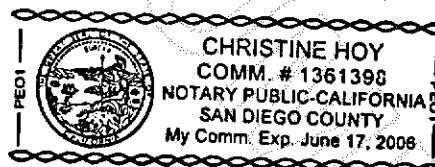
WITNESS my hand and official seal.

Signature

Christine Hoy
Christine Hoy

Amount Paid 5
Skagit Co. Treasurer
By [Signature] Deputy

JAN 23 2003



TDUSWA
Rev. 03/04/98



200301230201
Skagit County Auditor

1/23/2003 Page 3 of 4 3:46PM

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

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Easterly line of the State Road 200 feet South (measured at right angles) of the North line of said subdivision; thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6; thence East to the Westerly line of the right-of-way of the Northern Pacific Railway Company; thence Northerly along said right-of-way to a point East of the point of beginning; thence West to the point of beginning.



200301230201

Skagit County Auditor