

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
INSURANCE COMPANY

WHEN RECORDED MAIL TO:
HOMECOMINGS FINANCIAL NETWORK
9275 SKY PARK COURT, Loan#
432963171 SUITE 300, SAN
DIEGO, CA 92123



200302070137
Skagit County Auditor

2/7/2003 Page 1 of 2 11:40AM

Trustee Sale Number: 56576-F WA Loan #: 432963171 TSG #: 2511173

ISLAND TITLE CO.

TRUSTEE'S DEED

PARCEL NUMBER: P75531

The Grantor, FIDELITY NATIONAL TITLE INSURANCE 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: HOMECOMINGS FINANCIAL NETWORK, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

WEST 10 FEET OF LOT 12, ALL OF LOT 13 AND LOT 14, BLOCK 21, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THERE FROM THE WEST 26 FEET OF SAID LOT 14. SITUATED IN SKAGIT COUNTY, WASHINGTON.

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 RICHARD W. STEWART AND TERRI R. STEWART, HUSBAND AND WIFE, as Grantor to ISLAND TITLE COMPANY, as Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Beneficiary, dated 06/06/01, recorded 06/11/01, as No. 200106110131, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking the payment of one promissory note(s) is the sum of \$108,800.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. and 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 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 copy of said Notice was posted or served in accordance with law.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. 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 10/23/02, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200210230108

- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE 205W. KINCAID STREET MT. VERNON, WA , MT. VERNON, Washington, 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 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.
- 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 01/31/03, 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 \$118,626.67 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).

DATE: 01/31/03

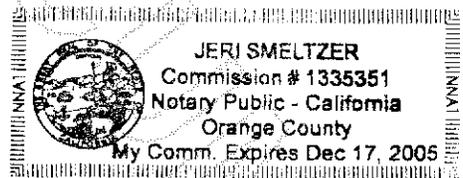
x A. Fraggasi
 FIDELITY NATIONAL TITLE
 INSURANCE COMPANY

STATE OF CA
 COUNTY OF ORANGE

On 26.03, before me Jeri Smeltzer,
 personally appeared A. FRAGGASI,
 personally known to me (or proved 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 Jeri Smeltzer (seal)



#1004
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

FEB 07 2003

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



200302070137
 Skagit County Auditor