

Filed for Record at Request of
FIDELITY NATIONAL TITLE INSURANCE CO.

FIDELITY NATIONAL TITLE - NDS

AND WHEN RECORDED TO:

AMERIQUEST MORTGAGE COMPANY

ATTN: RSD DEPARTMENT

505 CITY PARKWAY WEST, SUITE 200

ORANGE, CA 92868



200304300131

Skagit County Auditor

4/30/2003 Page

1 of

2 12:29PM

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. T02-11777

Loan No. 0009539198

Order No. 2511156

CHICAGO TITLE CO.

CG 2473

TRUSTEE'S DEED

The GRANTOR, **FIDELITY NATIONAL TITLE INSURANCE CO.**, 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: **WELLS FARGO BANK MINNESOTA, NA SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A.**, AS TRUSTEE OF **SALOMON BROTHERS MORTGAGE SECURITIES VII, INC.**, FLOATING RATE MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1999-AQ1 UNDER POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 1999 WITHOUT RECOURSE, GRANTEE, that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 4, BLOCK 2, PLAT OF MOUNTAIN VIEW ON CLEAR LAKE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN No. **41390020040008**

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 **DEAN O. GILLOGLY AS HIS SEPARATE ESTATE**, as Grantor, to **LAND TITLE**, as Trustee, and **AMERIQUEST MORTGAGE CO.**, as Beneficiary, dated 11/20/1998, recorded 11/30/1998, as Instrument No. 9811300232, in Book/Reel, Page/Frame, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$47,000.00 with interest thereon, according to the terms thereof, in favor of **AMERIQUEST MORTGAGE CO.** 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 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. **AMERIQUEST MORTGAGE CO.**, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

TRUSTEE'S DEED

T.S. No. **T02-11777**
Loan No. **0009539198**

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 recorded on **12/26/2002**, in the office of the Auditor of **SKAGIT** County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. **200212260098**
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
3RD AND KINCAID STREET
MOUNT VERNON, WA , a public place, on **4/4/2003** 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 prior to 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once 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 in 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on **4/4/2003**, 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 therefore, the property hereinabove described, for the sum of **\$55,335.45**, by the 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: April 07, 2003
FIDELITY NATIONAL TITLE INSURANCE CO.

Andrew Fragassi
Andrew Fragasi, Assistant Vice President

State of *CA*) ss.
County *Orange*)

On April 07, 2003 before me, *C Grant* Notary Public, personally appeared Andrew Fragasi 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Catherine Grant* (Seal)

2025
SKAGIT COUNTY WASHINGTON
Address of Trustee: REAL ESTATE EXCISE TAX
Fidelity National Title Insurance Company
3500 188th St. SW#300
Lynwood, WA 98037
C/O Town & country Title Services
Phone: (888) 485-9191

APR 30 2003

Amount Paid \$ 0
By *JP* Skagit Co. Treasurer
Deputy



200304300131
Skagit County Auditor