



200305140125  
Skagit County Auditor

5/14/2003 Page 1 of 2 1:53PM

Return recorded document and send tax statements to:

DON COLYN  
23144 LANYARD LANE  
MOUNT VERNONE, WA 93274

Space above this line for recorder's use

T.S. No. FID-02-02150-HE

Order No. 2511451

Loan No. 0006680114

### TRUSTEE'S DEED

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: **DON COLYN**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

**LOT 13, "COLLEGE MEADOWS DIVISION NO. 2", ACCORDING TO THE PLAT RECORDED JANUARY 17, 1979 UNDER AUDITOR'S FILE NO. 094676, IN VOLUME 12 OF PLATS, PAGE 42 AND 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

Parcel No. **P81159**

#### 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 **THOMAS ALDRIDGE, AND JUDITH ALDRIDGE, HUSBAND AND WIFE**, as Grantor, to **FIRST AMERICAN TITLE**, as Trustee, and **FIRST UNION NATIONAL BANK OF DELAWARE**, as Beneficiary, dated 12/15/2000, recorded 12/19/2000, as Instrument No. 200012190063, 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 \$41,000.00 with interest thereon, according to the terms thereof, in favor of **FIRST UNION NATIONAL BANK OF DELAWARE** 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. **WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK OF DELAWARE**, 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**

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- 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 , recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No.
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , THE MAIN ENTRANCE OF THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WA, a public place, on **5/2/2003** 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 Freclosure" 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 **5/2/2003**, 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 **\$32,141.37**, 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.

Date: May 07, 2003

2283  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

**MAY 14 2003**

Fidelity National Foreclosure Solutions a division of  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**, as  
 Trustee

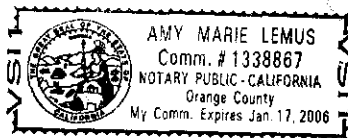
*Cheryl Harrison*  
 By: Cheryl Harrison

State of CALIFORNIA Amount Paid \$  
 County of ORANGE Skagit County Treasurer  
 By: *Subm* Deputy

On May 07, 2003, before me AMY MARIE LEMUS , a Notary Public in and for said County and State, personally appeared Cheryl Harrison, personally known to me (or proved to me on the basis of satisfactory evidence) to 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 *Amy Marie Lemus*  
 AMY MARIE LEMUS



200305140125  
 Skagit County Auditor