

3



200305200168

Skagit County Auditor

5/20/2003 Page 1 of 3 1:45PM

When recorded mail to:  
Option One Mortgage Corporation  
Post Sale  
Attn: David Guerrero  
3 Ada  
Irvine, CA 92618

T.S. Number: 02-18063-WA

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Investor Number:

1162132

**TRUSTEE'S DEED**

FIRST AMERICAN TITLE CO.

69179

The GRANTOR, **PREMIER MORTGAGE SERVICES OF WASHINGTON, A WASHINGTON 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:  
**Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B, without recourse.**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

Parcel Number: **350617-0-070-0100**

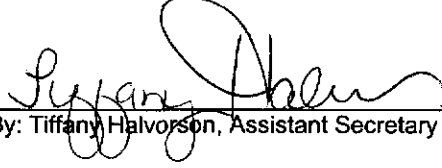
RECITALS:

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 **[LUIS A. HUETE] AND [LISA WALDRON], HUSBAND AND WIFE** as Trustor. in which **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** is named as Beneficiary and **FIRST AMERICAN TITLE INSURANCE COMPANY** as Trustee and recorded **Mar 27 2001 12:00AM** as Instrument No. **200103270014**, of Official 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 **\$122,400.00** with interest thereon, according to the terms thereof, in favor of **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA 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 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. **Wells Fargo Bank Minnesota, N.A., as Trustee for registered Holders of Option One Mortgage Loan Trust 2001-B, Asset-Backed Certificates, Series 2001-B, without recourse.**, 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.
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.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At the main entrance of the Superior Courthouse 205 W. Kincaid Street,, a public place, on 05/09/2003 at 10:00 a.m., 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-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included 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 05/09/2003, 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 **\$110,000.00**, 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: 5/12/2003

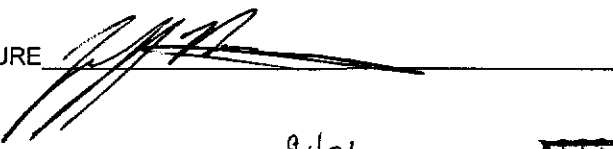
**PREMIER MORTGAGE SERVICES OF WASHINGTON,  
A WASHINGTON CORPORATION**

  
By: Tiffany Halvorson, Assistant Secretary

State of California) ss.  
County of Orange)


On 5/12/2003, before me, Jeff Powers , a Notary Public in and for said County and State, personally appeared Tiffany Halvorson 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 

2401  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY 20 2003

Amount Paid \$ 0  
Skagit County Treasurer  
By:  Deputy

ES11  ES11  
JEFF POWERS  
COMM. 1297275  
Notary Public-California  
ORANGE COUNTY  
My Comm. Exp. March 16, 2005

  
200305200168  
Skagit County Auditor

**EXHIBIT "A"**

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF LYMAN AND IS DESCRIBED AS FOLLOWS:

TRACT "A" OF REVISED TOWN OF LYMAN SHORT PLAT NO. L-01-93, APPROVED MAY 10, 1993 AND RECORDED MAY 11, 1993, UNDER AUDITOR'S FILE NO. 9305110055, IN VOLUME 10 OF SHORT PLATS, PAGE 191, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., EXCEPT THE NORTH 15 FEET AS MEASURED ALONG THE WEST LINE THEREOF.

TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THAT CERTAIN 20 FOOT WIDE PRIVATE ROAD EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT NO. L-01-93.



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