



200305210162

Skagit County Auditor

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3 1:56PM

FILED FOR RECORD AT REQUEST OF:  
FORECLOSURELINK, INC.  
5006 SUNRISE BLVD, STE 200  
FAIR OAKS CA 95628

Loan #: 0101890689

Title #: 1506080

TS #: 11891-5

## TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

72197-1

THE GRANTOR, FIRST AMERICAN 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: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.

GRANTEE, that real property situated in the County of SKAGIT, State of WA, described as follows:

LOT 74, 'SKYLINE NO. 10,' AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 117 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Tax ID: 3826-000-074-007

Aka: 4211 Tyler Circle, Anacortes, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX# 2434  
MAY 21 2003

## RECITALS:

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

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 D. WARD AND SHAY R. WARD, as Grantor, to LAND TITLE COMPANY, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., as Beneficiary, Recorded on 11/1/2000, in Vol. N/A, Page N/A, under Auditor's File No. 200011010036, records of SKAGIT, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$173,350.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC. 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, a copy of said Notice was posted or served in accordance with law.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., being that 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, 2/5/2003, as Auditor No. 200302050095 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, MT. VERNON, WA, a public place, at 10:00am 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.



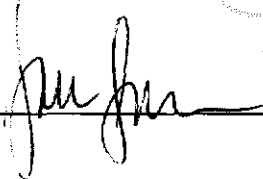
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9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 5/16/2003, 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 therefore, the property hereinabove described, for the sum of \$166,500.00, 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.

Dated: 05/19/2003

First American Title Insurance Company, as Trustee



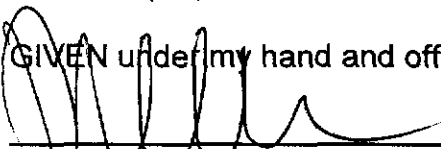
STATE OF California

)  
) ss.

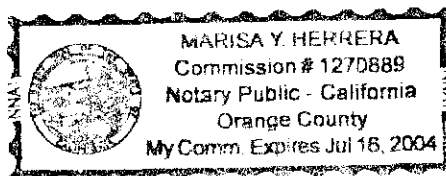
COUNTY OF Orange

On this day personally appeared before me MARISA HERRERA, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5/20/3 day of 2003, 2003.

  
\_\_\_\_\_, NOTARY PUBLIC in and for the State of  
California, residing at \_\_\_\_\_.

My commission expires: \_\_\_\_\_



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Skagit County Auditor