

WHEN RECORDED MAIL TO:
FIDELITY NATIONAL TITLE - NDS

OCWEN FEDERAL BANK FSB
12650 INGENUITY DRIVE
ORLANDO FL 32826



200306050169
Skagit County Auditor

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2511518

Space Above This Line For Recorder's Use

Loan No. 31403371
T.S. No 1048309-09
Parcel No.: 3868-007-022-0004

CHICAGO TITLE CO. CG 25027

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF THE STRUCTURED*
Grantee
that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 22, BLK. G, CAPE HORN DRIVE AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A. *ASSET SECURITIES CORPORATION AMORTIZING RESIDENTIAL COLLATERAL TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-BC6

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 JENNIFER ANGEL, A SINGLE WOMAN

, as grantor to LAND TITLE COMPANY OF SKAGIT COUNTY, as trustee and MILA, INC.

, as Beneficiary,

dated May 9, 2002, recorded May 15, 2002, as No. 200205150128, in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$ 70,400.00 with interest thereon, according to the terms thereof, in favor of MILA, INC.

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TRUSTEE'S DEED, Continued

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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 a copy of said Notice was posted or served in accordance with law.
5. WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF THE STRUCTURED* 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 February 21, 2003, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No. 200302210122.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale ^{*MOUNT VERNON} AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET ~~SEBRO WOOLLEY~~, ^{*} Washington, a public place, 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.



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TRUSTEE'S DEED, Continued

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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 May 30, 2003, 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 \$ 79,966.95 (cash) (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).

Dated: June 3, 2003

CAL-WESTERN RECONVEYANCE CORPORATION
OF WASHINGTON


Karre-Anne Hall, A.V.P.

State of California

County of San Diego

JUN 03 2003

On _____ before me, the undersigned, a Notary Public in
and for said state, personally appeared _____

Karre-Anne Hall, A.V.P.

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 entity upon behalf of which the person(s) acted, executed the instrument.


WITNESS my hand and official seal.

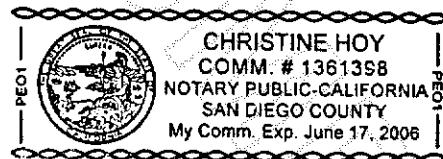
Signature _____


Christine Hoy

#2155
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2003

Amount Paid \$
Skagit Co. Treasurer
By  Deputy



TDUSWA
Rev. 03/04/98



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EXHIBIT A

LOT 22, BLOCK "G" CAPE HORN ON THE SKAGIT", AS PER PLAT RECORDED
IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON.



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