

When recorded mail to:

FIDELITY NATIONAL TITLE
Loan # 30210330
Sue Lieber
12650 INGENUITY DRIVE
ORLANDO, FLORIDA 32826



200308200136

Skagit County Auditor

8/20/2003 Page 1 of 3 4:05PM

Filed for Record at Request of
Law Offices of Les Zieve
17682 Beach Blvd, Suite 204
Huntington Beach, CA 92647
Phone: 714-848-7920
357066
TS# 2548

A.P.N. # 3910-000-013-0305

CHICAGO TITLE CO.
CG 25641V

TRUSTEE'S DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The **GRANTOR**, Fidelity National Title, 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.**

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

Parcel A:

The North 150 Feet of the West 200 Feet of Lot 13, "Everett's fertile Acres", according to the plat recorded in volume 7 of plats, pages 16 and 17, records of Skagit County, Washington.

Parcel B:

An easement for road and utility purposes over the East 20 feet of the south 270 feet of Lot 12 of "Everette's Fertile Acres", according to the plat recorded in Volume 7 of plats, pages 16 & 17, records of Skagit County, Washington.

All situated in Skagit County, Washington.

More commonly known as:
44291 North Leonard Road
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

9230

AUG 20 2003

Amount Paid \$
Skagit Co. Treasurer
By LP Deputy

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 Lori R. Bertapelle an unmarried woman as her sole and separate property, as Grantor, to First American Title Insurance Company, as Trustee, and Southern Pacific Funding Corporation, A California Corporation, as Beneficiary, dated 7/14/1998, recorded 7/23/1998, as Instrument No. 9807230090, 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 \$40,600.00 with interest thereon, according to the terms thereof, in favor of Southern Pacific Funding 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. Mortgage Electronic Registration Systems, Inc., 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 5/7/2003 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. 200305070112
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, on 8/8/2003 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 (35th and twenty-eighth (28th) day before the date of sale, and once between the fourteenth (14th) and seventh (7th) 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 8/8/2003, 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 \$30,225.00, 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: August 15, 2003

FIDELITY NATIONAL TITLE

A. Fragassi



200308200136
Skagit County Auditor

STATE OF CALIFORNIA
COUNTY OF Orange } s.s

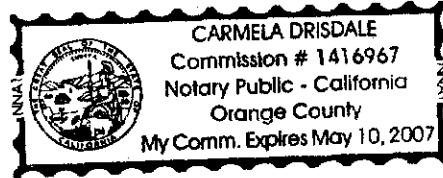
On 8-19-03 before me, Carmela Drisdale
A. Fragassi personally appeared

A. Fragassi 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

Carmela Drisdale



200308200136
Skagit County Auditor