



200308260197  
Skagit County Auditor

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**RECORDING REQUESTED BY:**  
**Landsafe Title of Washington**

**After recording, return to:**  
**Countrywide Home Loans, Inc**  
**400 COUNTRYWIDE WAY SV-35**  
**SIMI VALLEY, CA 93065**

**Forward Tax Statements to**  
**Address listed above**

Doc ID #00013545592005N  
File No.: 2003 - 2847

4355  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 26 2003

Amount Paid \$ 0  
Skagit County Treasurer  
By: Deputy

**FIRST AMERICAN TITLE CO.**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Trustee's Deed**

72970

The GRANTOR, Landsafe Title of Washington, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE ON BEHALF OF VENDEE MORTGAGE TRUST SERIES#2000-1, as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No. 340429.2.040.0001 (P28614)  
SECTION 29, TOWNSHIP 34, RANGE 4, PORTION SW - SW \*\*\*\*\*SEE EXHIBIT "A" FOR FULL LEGAL\*\*\*\*\*

**RECITALS:**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between FRANCISCO MARTINEZ AND JANET L. MARTINEZ, HUSBAND AND WIFE, as Grantor, to TRANSNATION TITLE INSURANCE COMPANY, as Trustee, and SECRETARY OF VETERANS AFFAIRS, Beneficiary, dated 11/02/1999 recorded 11/09/1999, under Auditor's/Recorder's No. 199911090015, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$109,610.00 with interest thereon, according to the terms thereof, in favor of SECRETARY OF VETERANS AFFAIRS and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provides that the Property is not used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with the law.

5. BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE ON BEHALF OF VENDEE MORTGAGE TRUST SERIES#2000-1, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 04/17/2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200304170145.

7. The grantor, in the "Notice of Trustee's Sale", fixed the place of sale as The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA, a public place, at 10:00 o'clock, and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, 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 with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 08/15/2003, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$95,000.00(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).



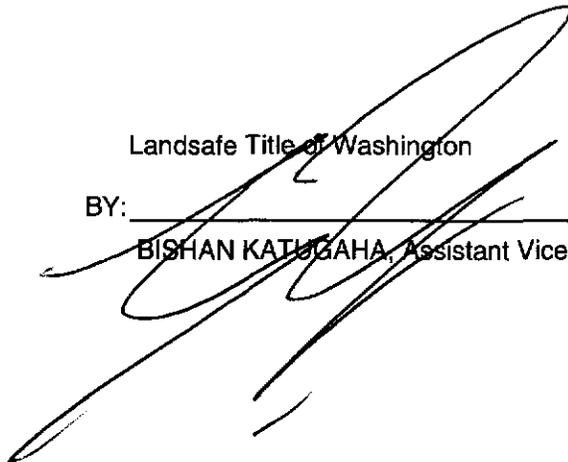
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Skagit County Auditor

Landsafe Title of Washington

DATED: August 21, 2003

BY: \_\_\_\_\_

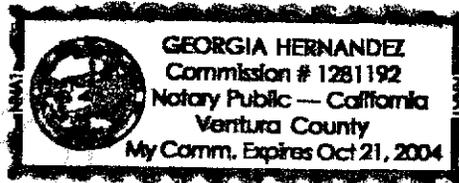
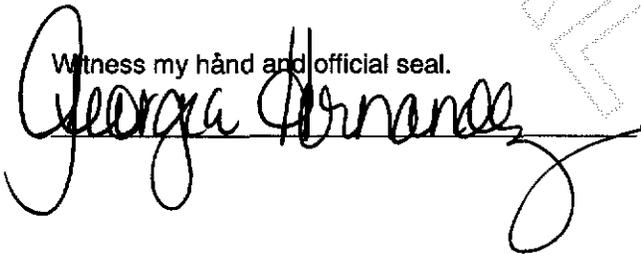
BISHAN KATHGANA, Assistant Vice President



State of: CA  
County of: Ventura

On 8-21-03 before me Georgia Hernandez, notary public, personally appeared Bishan Kathgana, 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 within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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.



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EXHIBIT "A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., lying Westerly of South 6th Street, as laid out and established in the City of Mount Vernon, described as follows:

Beginning at the intersection of the Northerly line of said subdivision and the Westerly margin of South 6th Street; thence Southerly 50 feet along said street margin to the true point of beginning; thence continue Southerly 57.50 feet along said street margin; thence North 89 degrees 47' West 135 feet, more or less, to a point on the Easterly line of that portion of said subdivision as conveyed to Robert Snow by instrument recorded April 2, 1962, under Auditor's File No. 619726; thence Northerly along said line 107.50 feet, more or less, to the Northerly line of said subdivision; thence South 89 degrees 47' East 35 feet, more or less, as measured along the Northerly line of said subdivision to a point 100.00 feet Westerly of the intersection of said Northerly line with the Westerly margin of South 6th Street; thence Southerly parallel to street margin 50 feet; thence South 89 degrees 47' East 100 feet to the true point of beginning.



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