

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE
INSURANCE COMPANY

WHEN RECORDED MAIL TO:
WELLS FARGO HOME MORTGAGE
3476 STATEVIEW BLVD., Loan#
5062810 FT. MILL, SC
29715



200309110026

Skagit County Auditor

9/11/2003 Page 1 of 2 10:13AM

FIRST AMERICAN TITLE CO.

Trustee Sale Number: 59470-F WA Loan #: 5062810 TSG #: 1726299 ✓

TRUSTEE'S DEED

173298

PARCEL NUMBER: 3747-001-007-0003 P53865

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: WELLS FARGO HOME MORTGAGE, INC., GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:
LOT 7, BLOCK 1, 'MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON'', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS AT PAGE 47, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

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 JEFFREY L WALDE AND MERRIDETH B WALDE, HUSBAND AND WIFE, as Grantor to H AND L SERVICES, INC., as Trustee and NORWEST MORTGAGE INC. DBA DIRECTORS ACCEPTANCE, as Beneficiary, dated 06/25/99, recorded 07/02/99, as No. 9907020081, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking the payment of one promissory note(s) is the sum of \$121,500.00 with interest thereon, according to the terms thereof, in favor of NORWEST MORTGAGE INC. DBA DIRECTORS ACCEPTANCE and 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 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 copy of said Notice was posted or served in accordance with law.
5. WELLS FARGO HOME MORTGAGE, INC. 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 06/03/03, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200306030091

- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, Washington, a public place, 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 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.
- 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 09/05/03, 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 \$124,000.00 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).

DATE: 09/08/03

x _____
 FIRST AMERICAN TITLE
 INSURANCE COMPANY

STATE OF _____
 COUNTY OF _____
 On _____ before me _____ MARISA HERRERA
 personally appeared _____
 personally known to me (or proved 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 _____ (seal)

4655
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

SEP 11 2003

Amount Paid \$ 0
 Skagit Co. Treasurer
 By _____ Deputy

