



200309190248
Skagit County Auditor

9/19/2003 Page 1 of 3 11:37AM

After Recording Return to:
Washington Administrative Services, Inc.
925 Fourth Avenue, Suite 2900
Seattle, WA 98104-1158

FIRST AMERICAN TITLE CO.

TRUSTEE'S DEED

71748.

REF #: 20001017074

File No. 34820-50071

Grantor: Washington Administrative Services, Inc.
Grantee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
its successors and assigns

Legal Description: Lot 2, "PLAT OF CHANG-GRI-LA," as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Tax Parcel ID#: 4748-000-002-0000 (P116422) fka 340429-2-037-0006

THE GRANTOR, Washington Administrative Services, Inc., as current Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premise and payment recited below, **HEREBY GRANTS AND CONVEYS**, without warranty, to **the Grantee, Mortgage Electronic Registration Systems, Inc., its successors and assigns**, that real property, situated in the County of Skagit, State of Washington, described as follows:

AS IN SAID DEED OF TRUST AND DESCRIBED ABOVE

Property Address: 1707 South Seventh Street, Mount Vernon, WA 98273

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 dated October 12, 2000, recorded October 17,

2000, under Auditor's File No. 200010170074, records of Skagit County, State of Washington from Frank O. Sanchez, an unmarried person, as Grantor to Washington Administrative Services, Inc. as Trustee, to secure an obligation in favor of SunTrust Mortgage, Inc., the Beneficiary. Said Deed of Trust was assigned to Mortgage Electronic Registration Systems, Inc., its successors and assigns, on February 7, 2003, under Auditor's File No. 200302070066.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the original sum of \$141,006.00 with interest thereon, according to the terms thereof, in favor of SunTrust Mortgage, 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 contains a statement that the real property conveyed therein is not used principally for agricultural purposes.

4. Default having occurred in the obligations secured and/or covenants of the Grantor under said Deed of Trust, as set forth in the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty-day advance Notice of Default was transmitted to said Grantor, occupants, and tenants, and a copy of said Notice was posted or served in accordance with law.

5. Mortgage Electronic Registration Systems, Inc., its successors and assigns, 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 July 25, 2003, recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 200307250013, an Amended Notice of Trustee's Sale of said property.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the date of the sale as September 12, 2003, and place of sale at the following location: Inside the Main Hall on the First Floor of the Skagit County Courthouse, 3rd & Kincaid Streets, City of Mount Vernon, State of Washington, a public place, at 9:30 A.M., 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 and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the sale; 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 subject Note and Deed of Trust were attached.

8. During the foreclosure, no action was pending on an obligation secured by said Deed of Trust.



200309190248
Skagit County Auditor

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 Revised Code of Washington, Chapter 61.24.

10. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 12, 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 Mortgage Electronic Registration Systems, Inc., its successors and assigns, the highest bidder therefore, the property hereinabove described, for the sum of \$164,172.36, 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.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

DATED: September 17, 2003

4843
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 18 2003

Amount Paid \$
Skagit County Treasurer
By: Deputy

TRUSTEE

Washington Administrative Services, Inc.

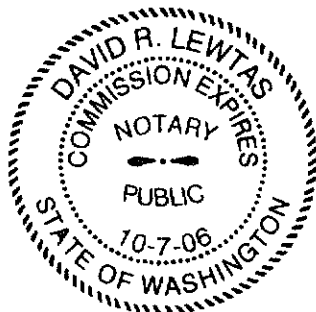
By

David C. Neu
Vice President

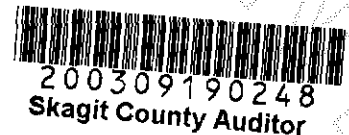
STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me David C. Neu, to me known to be Vice President of Washington Administrative Services, Inc., the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal September 17, 2003



David R. Lewtas
David R. Lewtas
NOTARY PUBLIC in and for the State of
Washington, residing at
My Appointment expires



9/19/2003 Page 3 of 3 11:37AM