



200312290164

Skagit County Auditor

12/29/2003 Page

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3 11:57AM

When recorded mail to:
Option One Mortgage Corporation, a California Corporation
3 Ada, Irvine, CA 92618

FIRST AMERICAN TITLE CO.

75206

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Investor Number: 658

T.S. Number: 03-20998-WA

1895482

TRUSTEE'S DEED

The GRANTOR, **Premier Mortgage Services of Washington, Inc.**, 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, N.A.**, as Trustee for registered Holders of **Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D**, without recourse

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

See Exhibit "A" attached
Parcel Number: **350808-4-001-0509**

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 **DONALD L. CROUTER AND CECILIA E. CROUTER, HUSBAND AND WIFE AS COMMUNITY PROPERTY** as Trustor, in which **CLS FINANCIAL SERVICES, INC.** is named as Beneficiary and **LAND TITLE COMPANY** as Trustee and recorded **08/30/2001** as Instrument No. **200108300067**, of Official 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 **\$139,500.00** with interest thereon, according to the terms thereof, in favor of **CLS FINANCIAL SERVICES, 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 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. **Wells Fargo Bank Minnesota, N.A.**, as Trustee for registered Holders of **Option One Mortgage Loan Trust 2001-D, Asset-Backed Certificates, Series 2001-D**, without recourse, 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 9/19/2003 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property.

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 12/19/2003 at 10:00 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-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 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 12/19/2003, 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 **\$151,713.78**, 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: 12/24/2003

Premier Mortgage Services of Washington, Inc.



By: Michele Timmerman, Assistant Secretary

State of California) ss.
County of Orange)

On 12/24/2003, before me, Scarlett Lang, a Notary Public in and for said County and State, personally appeared Tiffany Halvorson personally known to me (or proved to me on the basis of satisfactory evidence) to 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

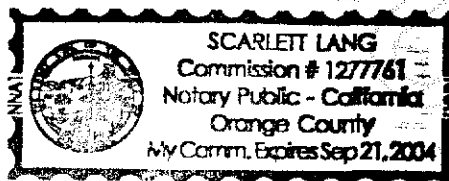
SIGNATURE

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

PAID # 6532

DEC 29 2003

Amount Paid \$
Skagit County Treasurer
By:  Deputy



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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 Lots 1 and 2, of Short Plat No. 91-070, approved February 11, 1994 and filed in Volume 11 of Short Plats, page 60, recorded February 11, 1994, under Auditor's File No. 9402110126, being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 35 North, Range 8 East, W.M., lying Southerly of the following described line:

Beginning at the Southeast corner of said Lot 2, thence North 00 degrees 26' 59" West along the East line of said Lot 2, a distance of 253.37 feet to the true point of beginning; thence South 88 degrees 21' 53" West, a distance of 313.60 feet to the midpoint of the West line of said Lot 2; thence continuing South 88 degrees 21' 53" West a distance of 292.80 feet to a point along the West line of said Lot 1 which is 293.71 feet South of the Northwest corner of said Lot 1, said point being the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the West 30 feet of the South 30 feet of Lot 3 of said Short Plat No. 91-070.



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