

After Recording Return To:
SFJV-2003-1, LLC
C/o America's Servicing Company
7495 New Horizon Way
Frederick, MD 21703-8388



200404270078
Skagit County Auditor

4/27/2004 Page 1 of 2 2:03PM

File No.: 7777.20087/Tingley, Josh and Tom and Nancy
1174005490

Trustee's Deed

FIRST AMERICAN TITLE CO.

76580

The GRANTOR, Northwest Trustee Services, PLLC, as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to SFJV-2003-1, LLC, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4376-000-013-0003

Lot 13, "Plat of Cresmoor Div. No. 2", as per Plat recorded in Volume 12 of Plats, Page 16, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Josh Tingley, a single person, Tom Tingley and Nancy Tingley, husband and wife, as Grantor, to Land Title Company of Skagit County, as Trustee, and Lynnwood Mortgage Corporation, a Washington corporation, Beneficiary, dated 03/26/98, recorded 04/01/98, under Auditor's/Recorder's No. 9804010003, records of Skagit County, Washington and subsequently assigned to Wells Fargo Home Mortgage, Inc., fka Norwest Mortgage, Inc. under Skagit County Auditor's/Recorder's No. 9804300114.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$110,072.00 with interest thereon, according to the terms thereof, in favor of Lynnwood Mortgage Corporation, a Washington 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 Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is 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 law.

5. SFJV-2003-1, LLC, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with 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 01/13/04, 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. 200401130067.

