

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013  
(800) 511-4229



200405180132

Skagit County Auditor

5/18/2004 Page 1 of 4 2:07PM

FIRST AMERICAN TITLE CO.

73820

1637273

**TRUSTEE'S DEED**

The GRANTOR, PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON, 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 Washington Mutual Bank, FA, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

AS MORE COMPLETELY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO  
AND MADE A PART THEREOF

Abbrev. Legal: SEC 21, T 35, R 9; PTN NE 1/4., TR.3  
Tax Parcel No.: 350921-3-002-0400-(R105362)

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2408

MAY 13 2004

**RECITALS:**

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

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 RAPP AND JILL RAPP, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, dated February 22, 2001, recorded February 28, 2001, as No. 200102280143, in Book/Reel , Page/Frame records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of 264,000.00 with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, FA, 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 made 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. Washington Mutual Bank, FA, 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 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 January 21, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 200304220114.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as The main entrance to the Skagit County courthouse located in the City of Mount Vernon, Skagit County Washington, a public place at 11:00 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 prior to ninety 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 the sale and once between the eleventh and seventh day before the date of the sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or 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 the 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 April 23, 2004, 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 herein above described, for the sum of 257,397.63.

DATED this 4 day of MAY, 2004.

PROFESSIONAL FORECLOSURE



200405180132

Skagit County Auditor

By: [Signature]  
Nina Hernandez  
Asst Secretary

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF SAN DIEGO )

On this 4 day of MAY, 2004, before me, the undersigned, a Notary Public in and for the State of California duly commissioned and sworn, personally appeared Nina Hernandez to me known to be the Asst Secretary of the corporation that executed the 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 and that the seal affixed is the corporate seal of said corporation.

Witness my hand and office seal hereto affixed the day and year first above written.

[Signature]  
Notary Public in and for the State of California  
My Commission Expires: 11/03/2006

PFC# 03-70251 Loan# 5300577037  
Title Order #1637273



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## SCHEDULE B

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

**Parcel "A":**

Lot 3, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M.

**Parcel "B":**

An easement for access and utilities over a portion of Lot 2, Skagit County Short Plat No. 93-016, approved November 3, 1993, and recorded November 15, 1993, in Volume 11 of Short Plats, Page 16, under Auditor's File No. 9311150088, records of Skagit County, Washington, delineated on the face of said Short Plat, being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East, W.M.



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