

After Recording Return To:
Federal Home Loan Mortgage Corporation
C/o Wells Fargo Bank, N.A.
3476 Stateview Boulevard
Ft. Mill, SC 29715



200406170085
Skagit County Auditor

6/17/2004 Page 1 of 2 11:38AM

FIRST AMERICAN TITLE CO.

80323

File No. 7023.28212/Lozano, Troy A. and Lisa M.
3708228

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under the Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Federal Home Loan Mortgage Corporation, as GRANTEE, all real property (the "Property"), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. 4149-027-018-0000 P111537

Lot 18; Together with that portion of Lot 17 lying within 60.00 feet of the West line of Lot 18; Together with the North 38.52 feet of Lot 17; Together with the West 26.81 feet of the North 38.52 feet of Lot 16, Block 27, Plat of the Town of Sedro, according to the Plat thereof recorded in Volume 1 of Plats, Page 17, records of Skagit County, Washington. Situate in Skagit County, 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 ("Deed of Trust") between Troy Lozano and Lisa Lozano, husband and wife, as Grantors, to T.D. Service Company, Washington, as Trustee, and Western Sunrise aka Crossland Mortgage Corp. nka Wells Fargo Home Mortgage, Inc., as Beneficiary, dated 10/26/00, recorded 11/07/00 under Auditor's/Recorder's No. 200011070080, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$89,600.00 with interest thereon, according to the terms thereof, in favor of Western Sunrise aka Crossland Mortgage Corp. nka Wells Fargo Home Mortgage, Inc. and to secure any other sums of money which might become due and payable under the terms of the Deed of Trust.

3. The Deed of Trust provides that the Property is not 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. Wells Fargo Home Mortgage, Inc. being then the holder of the indebtedness secured by the Deed of Trust as the nominee/agent of Grantee, delivered to the Grantor a written request directing the 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 03/12/04, 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. 200403120025.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., and in accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the Property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

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

9. All legal requirements and all provisions of the 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 the Deed of Trust remaining unpaid, on 06/11/04, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to Grantee, the highest bidder therefor, for the sum of \$86,284.29 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED: June 15, 2004 ³⁰⁶³
AUDITOR COUNTY WASHINGTON
Real Estate Excise Tax

JUN 17 2004
Amount Paid \$ 0
Skagit County Treasurer
By: [Signature] Deputy

GRANTOR
Northwest Trustee Services, Inc.

By: [Signature]
Assistant Vice President
Northwest Trustee Services, Inc. is successor by merger to
Northwest Trustee Services, PLLC (formerly known as
Northwest Trustee Services, LLC)

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that J. H. Stennan is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 15, 2004

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-16-05

[Signature]
Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05


200406170085
Skagit County Auditor

UNOFFICIAL DOCUMENT

MY COMMISSION EXPIRES 5-10-02
NOTARY PUBLIC
STATE OF WASHINGTON
DORIS L. SAI NICOLAS