

WHEN RECORDED MAIL TO:

FNPS - BANK OF AMERICA (BUFFALO)  
CROSSPOINT BUSINESS PARK  
475 CROSSPOINT PARKWAY  
GETZVILLE NY 14068



200407010093

Skagit County Auditor

7/1/2004 Page

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4 11:46AM

4570117

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. 4762681569  
T.S. No. 1063905-06  
Parcel No. 3404190-033-0006

**CHICAGO TITLE CO.**

Cj 29391 ✓

**TRUSTEE'S DEED**

The Grantor, CAL-WESTERN RECONVEYANCE 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:  
BANK OF AMERICA N.A.

Grantee

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

PTN. GL 2, SEC. 19, T34N, R4EWM MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

**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

GLENN M. MASON AND MARYLOU MASON, WHO ARE MARRIED TO EACH OTHER

as grantor to LAND TITLE COMPANY OF SKAGIT COUNTY, as trustee and BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, as Beneficiary, dated June 12, 1997, recorded June 24, 1997, as No. 9706240053 in Book/Reel 1676, Page/Frame 0374, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$79,959.00 with interest thereon, according to the terms thereof, in favor of BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION

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 is not used principally for agricultural or farming purposes.

**TRUSTEE'S DEED, Con't**

Loan No: 4762681569  
T.S. No: 1063905-06

4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in the 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. BANK OF AMERICA N.A. 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 premises.

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 March 18, 2004, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.200403180062.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET, MOUNT VERNON, WASHINGTON, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; 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 Grantor's Note and Deed of Trust were attached.

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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 25, 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 hereinabove described for the sum of \$84,184.02 (cash) (by satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 3390

JUL 01 2004

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

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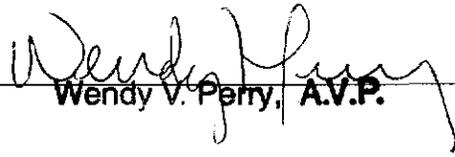
Skagit County Auditor

TRUSTEE'S DEED, Con't

Loan No: 4762681569  
T.S. No: 1063905-06

Dated: June 25, 2004

CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON

  
Wendy V. Perry, A.V.P.

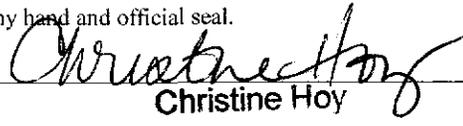
STATE OF

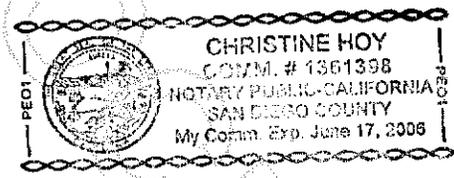
COUNTY OF

On 06-28-04 before me, the undersigned, a Notary Public in and for said state personally appeared Wendy V. Perry, A.V.P. personally known to me (or proved on the basis of satisfactory evidence) to be 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.

(this area for official Notary Seal)

WITNESS my hand and official seal.

Signature   
Christine Hoy



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**EXHIBIT 'A'**

The West 65 feet of the South 90 feet of the following described tract:

That portion of Government Lot 2, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of said Government Lot 2, 495 feet East of the West Quarter corner of said section;

Thence North 264 feet;

Thence East 165 feet;

Thence South 264 feet;

Thence West 165 feet to the point of beginning;

EXCEPT that portion lying South of the North line of that certain tract of land conveyed to Skagit County by deed recorded November 10, 1908, under Auditor's File No. 70315, records of Skagit County, Washington.

Situated in Skagit County, Washington

**- END OF EXHIBIT 'A' -**



200407010093  
Skagit County Auditor