

WHEN RECORDED MAIL TO:

EMC MORTGAGE CORPORATION
909 HIDDEN RIDGE DRIVE, SUITE #200
IRVING TX 75038



200407160147

Skagit County Auditor

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FIRST AMERICAN TITLE CO.

00007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2123243
Loan No. 1823772
T.S. No. 1064080-06
Parcel No. 3-795-004-007-0008

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:

BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS CUSTODIAN OR
TRUSTEE UNDER THE APPLICABLE CUSTODIAL OR TRUST AGREEMENT

Grantee

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

LOTS 6 AND 7, BLOCK 4 "HENSLEY'S SECOND ADDITION TO ANACORTES" AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS PAGE 55, IN THE RECORDS OF SKAGIT COUNTY,
STATE OF WASHINGTON.

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

EMMA D DERTING HUSBAND AND WIFE AND ALLEN W DERTING
HUSBAND AND WIFE

as grantor to COMMONWEALTH LAND TITLE INS CO, as trustee and UNITED COMPANIES
LENDING CORPORATION, as Beneficiary, dated November 23, 1998, recorded November 30,
1998, as No. 9811300011 in Book/Reel 1904, Page/Frame 0255, 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 \$236,400.00 with interest thereon, according to the terms thereof, in favor of
UNITED COMPANIES LENDING 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 described Deed of Trust provides that the real property conveyed 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 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. BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS CUSTODIAN OR TRUSTEE UNDER THE APPLICABLE CUSTODIAL OR TRUST AGREEMENT 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 April 08, 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.200404080078.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCARD STREET, ANACORTES, 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 July 09, 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 \$170,000.00 (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

3675

JUL 16 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy



200407160147

Skagit County Auditor

Rev. 1-15-2004

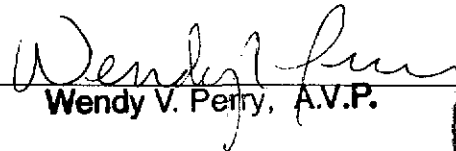
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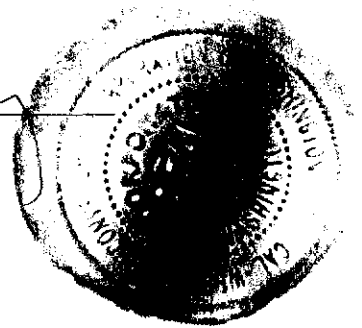
TRUSTEE'S DEED, Con't

Loan No: 1823772
T.S. No: 1064080-06

Dated: July 09, 2004

CAL-WESTERN RECONVEYANCE CORPORATION OF
WASHINGTON


Wendy V. Perry, A.V.P.



STATE OF

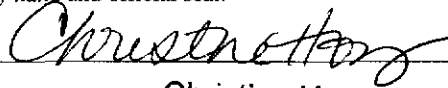
COUNTY OF

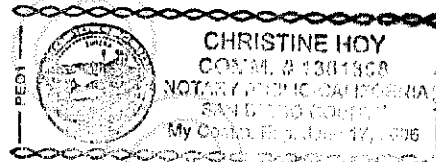
On 07-13-04 before me, the undersigned,
a Notary Public in and for said state personally
appeared Wendy V. Perry, A.V.P. personally
known to me (or proved on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they 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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Skagit County Auditor

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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:

Lots 6 and 7, Block 4, "HENSLEY'S SECOND ADDITION TO ANACORTES", as per plat recorded in Volume 3 of Plats, at page 55, in the records of Skagit County, State of Washington.



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