

AFTER RECORDING RETURN TO:

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



200407220085
Skagit County Auditor

7/22/2004 Page

1 of

3 3:30PM

FIRST AMERICAN TITLE CO.

7/16/02

1945028

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 EMC MORTGAGE CORP., Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT A, SKAGIT COUNTY SHORT PLAT NO. 93-80, APPROVED NOVEMBER 6, 1980 AND RECORDED NOVEMBER 7, 1980, IN VOLUME 4 OF SHORT PLAT, PAGE 199, UNDER AUDITOR'S FILE NO. 8011070007, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN.

Abbrev. Legal: LOT A, SCSP#93-80; BEING A PTN NW NE SEC. 9, T35N, R5EWM
Tax Parcel No.: P38697

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 ROBERT O. TAYLOR, AN UNMARRIED INDIVIDUAL, as Grantor, to MICHAEL D. HITT as Trustee, and WASHINGTON MUTUAL HOME LOANS, INC., as Beneficiary, dated March 15, 2001, recorded March 20, 2001, as No. 200103200066, 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 137,600.00 with interest thereon, according to the terms thereof, in favor of WASHINGTON MUTUAL HOME LOANS, INC., 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. EMC MORTGAGE CORP., 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 May 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. 200310080070.
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 July 9, 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 131,750.00.



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DATED this 9th day of July, 2004.

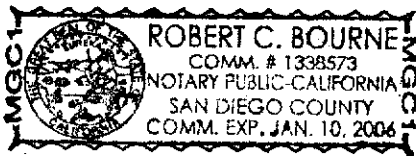
PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

By: [Signature]
Hazel Garcia
Assistant Secretary

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

On this 9 day of July, 2004, before me, the undersigned, a Notary Public in and for the State of California duly commissioned and sworn, personally appeared Hazel Garcia to me known to be the Assistant 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: 1-10-06

PFC# 03-71063 Loan# 2967826
Title Order #1945828

3802
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2004

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



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