

When recorded return to and
Mail all tax statements to:
LITTON LOAN SERVICING LP
4828 Loop Central Drive
Houston, TX 77081-2226



200412080106
Skagit County Auditor

12/8/2004 Page 1 of 3 1:44PM

Loan #: 8759508
T.S. #: F-36155-WA-JB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER 2376206

TRUSTEE'S DEED **FIRST AMERICAN TITLE CO.**
82201

The **GRANTOR**, Quality Loan Service 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: JPMorgan Chase Bank, as Trustee under the Pooling and Servicing Agreement, dated as of November 1, 2003, among Credit-Based Asset Servicing and Securitization LLC, Financial Asset Securities Corp., Litton Loan Servicing LP and JPMorgan Chase Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2003-CB6, without recourse

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

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M. AND MORE COMPLETELY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 JERRY MIDDLETON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Grantor, to FIRST AMERICAN TITLE INSURANCE CO, as Trustee, and NATIONAL CITY MORTGAGE CO DBA ACCUBANC MORTGAGE, as Beneficiary, dated 3/18/2002, recorded 3/27/2002, as Instrument No. 200203270027, in Book/Reel XX, Page/Frame XX, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$143,100.00 with interest thereon, according to the terms thereof, in favor of NATIONAL CITY MORTGAGE CO DBA ACCUBANC MORTGAGE 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 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. J.P. Morgan Chase Bank, as Trustee being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 9/1/2004 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200409010056
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, 3RD AND KINCAID STREET, MOUNT VERNON, WA, a public place, on 12/3/2004 at 10:00 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 90 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 sale, and once between the eleventh and seventh day before the date of sale, and further, included 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 12/3/2004, 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 \$123,250.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: December 03, 2004 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Quality Loan Service Corporation of Washington

6584
DEC 03 2004

Jennifer A. Basom
Jennifer A. Basom

State of California) ss.
County of San Diego)

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

On 12/03/2004, before me, N. Fuentes, a Notary Public in and for said County and State, personally appeared Jennifer A. Basom personally known to me (or proved to me on the basis of satisfactory evidence) to 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.

WITNESS my hand and official seal
SIGNATURE *N. Fuentes*
N. Fuentes
NOTARY PUBLIC in and for the State of California
residing at San Diego, California
My commission expires: _____

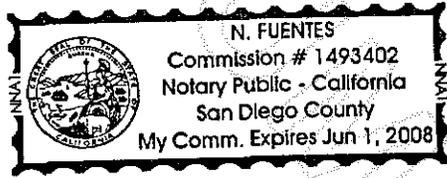


Exhibit "A"

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 195 feet North of and 194 feet East of the Northeast corner of Block "E", "THE TOWN OF LYMAN, W.T.", as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County, Washington; thence East 136 feet, more or less, to the West line of that certain tract conveyed to Peter W. Trueman by Deed dated January 16, 1902, and recorded February 6, 1902 in Volume 44 of Deeds, page 295, records of Skagit County, Washington; thence North along the West line of said Trueman Tract 125 feet; thence West 136 feet, more or less, to a point 125 feet North of the point of beginning; thence South 125 feet to the point of beginning.



200412080106
Skagit County Auditor