



200501140154

Skagit County Auditor

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FILED FOR RECORD AT REQUEST OF:
WANDELL, LLC
815 NE 84TH STREET
SEATTLE, WA 98115

Loan #: 0102249448
Title #: 1979991
TS #: 12651-5

TRUSTEE'S DEED

THE GRANTOR, FIRST AMERICAN TITLE INSURANCE COMPANY 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: WANDEL, LLC

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

Tract B, City of Sedro Woolley Short Plat No. SW 3-77, being ptn. Lots 29-32, Blk. 44, First Addition to the Town of Sedro Woolley
See Exhibit 'A' Attached for Complete Legal Description

Tax ID: 4150-044-032-0117

Aka: 702 Talcott Street, Sedro Woolley, WA

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 JOSEPH C. KRIVANEK AND CHRISTIE C. HARTKE, as Grantor, to ISLAND TITLE, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., as Beneficiary, Recorded on 1/11/2001, in Vol. N/A, Page N/A, under Auditor's File No. 200101110118, records of SKAGIT, Washington.

#231
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 14 2005

Amount Paid
Skagit County Treasurer
By: Deputy

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$89,600.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, a copy of said Notice was posted or served in accordance with law.
5. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., being that 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, recorded on 10/5/2004 as Auditor No. 200410050098 in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA, a public place, at 10:00am 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.

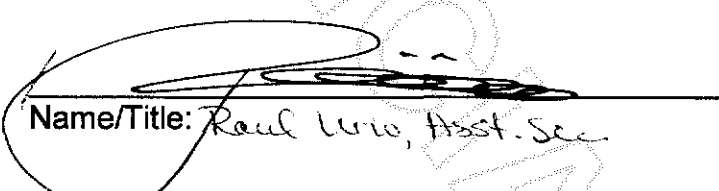


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10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligations secured by said Deed of Trust remaining unpaid, on 1/7/2005, the date of sale, which was not less 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 therefore, the property hereinabove described, for the sum of \$96,242.80, 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.

Dated: 01/11/2005

First American Title Insurance Company, as Trustee


Name/Title: Raul Uribe, Asst. Sec.

STATE OF California)

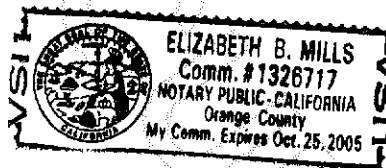
) ss.

COUNTY OF Orange)

On this day 1/12/2005 before me the undersigned, personally appeared Raul Uribe personally known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Elizabeth B. Mills, NOTARY PUBLIC in and for the State of California.

My commission expires: 10-25-2005



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EXHIBIT "A"

Tract B, CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-3-77, approved April 26, 1977, and recorded May 26, 1978, in Volume 2 of Short Plats, page 220, under Auditor's File No. 880360, records of Skagit County, Washington; being a portion of Lots 29 through 32, Block 44, First Addition to the Town of Sedro Woolley, according to the plat thereof recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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