

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
3300 N. Central Ave, Suite 2200  
Phoenix, Arizona 85012-2582  
(800) 511-4229



200502180079

Skagit County Auditor

2/18/2005 Page

1 of

3 1:56PM

2116390

TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

80196

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 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WASHINGTON MUTUAL BANK, FA, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 21, "BIG LAKE HEIGHTS", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 118 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbrev. Legal: LOT 21, BIG LAKE HEIGHTS, VOL 16, PGS 118-120

Tax Parcel No.: 4680-000-021-0000

**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 RALPH YARBOROUGH JR. AND KATHLEEN M. YARBOROUGH, HUSBAND AND WIFE, as Grantor, to PLACER TITLE COMPANY as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, dated December 16, 2002, recorded December 23, 2002, as No. 200212230220, 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 170,310.00 with interest thereon, according to the terms thereof, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, 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. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WASHINGTON MUTUAL BANK, FA, 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 July 14, 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. 200407140104.
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 February 11, 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 bidder therefore, the property herein above described, for the sum of \$158,634.00.



200502180079  
Skagit County Auditor

DATED this 14<sup>th</sup> day of February, 2005.

PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

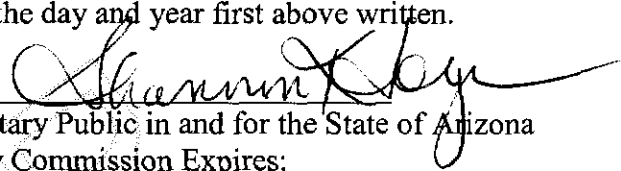
By: \_\_\_\_\_

Rex C. Anderson  
President

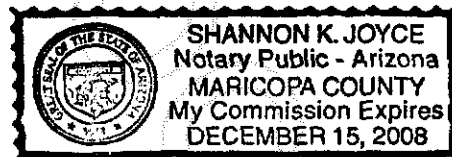
STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

On this 14<sup>th</sup> day of February, 2005, before me, the undersigned, a Notary Public in and for the State of Arizona duly commissioned and sworn, personally appeared Rex C. Anderson to me known to be the President 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.

  
Notary Public in and for the State of Arizona  
My Commission Expires: \_\_\_\_\_

PFC# 04-70115 Loan# 605252899  
VA LH-464660579385  
Title Order #2116390



# 765  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 18 2005

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy



200502180079

Skagit County Auditor