

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

And when recorded mail to

Select Portfolio Servicing Inc

RE: Loan # 2059438651/YOUSLING  
3815 South West Temple

Salt Lake City, UT 84115



200504200024  
Skagit County Auditor

4/20/2005 Page

1 of

3 10:16AM

FIRST AMERICAN TITLE CO.

82308

SPACE ABOVE THIS LINE FOR RECORDERS USE

**TRUSTEE'S DEED UPON SALE**

T.S. No: F331861 Unit Code: F Loan #: 2059438651/YOUSLING  
Title #: 82308 NDS 2079628  
AP# 39950000120015 (P68950)

The GRANTOR, T.D. ESCROW SERVICES INC., DBA T.D. SERVICE 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 the GRANTEE, M & T TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE HOLDERS OF SECURITIZATION SERIES 1998-2 that real property situated in the County of SKAGIT, State of WASHINGTON, described as follows:  
LOT 12 "SAUK RIVER ESTATES SUBDIVISION NO. 2", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 23 AND 24, RECORDS OF SKAGIT COUNTY, 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 BARRY YOUSLING, SHERRY EIDE as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF WASHINGTON as Trustee, and ROYAL MORTGAGE PARTNERS, DBA ROYAL MORTGAGEBANC as Beneficiary.

Dated March 26, 1998 and Recorded April 3, 1998 as Instr. No. 9804030045 in Book --- Page --- records of SKAGIT County, WASHINGTON

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of promissory note(s) in the sum of \$60,450.00 with interest thereon, according to the terms thereof, in favor of ROYAL MORTGAGE PARTNERS, DBA ROYAL MORTGAGEBANC, and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

TD#: F331861 WA Unit Code: F Loan #: 2059438651/YOUSLING

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 the Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30 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. M & T TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE HOLDERS OF SECURITIZATION SERIES 1998-2 being 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 the law of said Deed of Trust.
6. The defaults specified in the Notice of Default have not been cured. The Trustee, according to the terms of said Deed of Trust, executed, and on 1/13/05, recorded in the office of the auditor of SKAGIT County, WASHINGTON, a Notice of Trustee's Sale of said property as Number 200501130038.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as COUNTY COURTHOUSE, 205 WEST KINCAID STREET MOUNT VERNON a public place at 10:00 A.M. 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 between thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; 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 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 eleven days prior to the date of Trustee's sale and said obligation secured by said Deed of Trust remaining unpaid on April 15, 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 present for the sum of \$72,384.00.  
Pro-tanto



200504200024  
Skagit County Auditor

4/20/2005 Page

2 of

3 10:16AM

TD#: F331861 WA Unit Code: F Loan #: 2059438651/YOUSLING

DATED: April 15, 2005

T.D. ESCROW SERVICES INC., DBA T.D. SERVICE COMPANY, SUCCESSOR TRUSTEE

BY Frances Depalma  
FRANCES DEPALMA, ASSISTANT SECRETARY

BY Susan N. Earnest  
SUSAN N. EARNEST, ASSISTANT SECRETARY

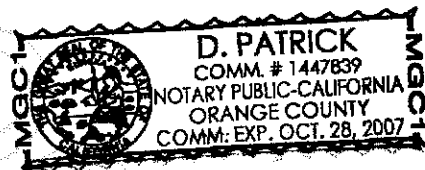
1820 E. First St., Suite 210  
P.O. Box 11988  
Santa Ana, CA 92705  
800/843-0260

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )SS

On 04/18/05 before me, KAY HENDRICKS personally appeared FRANCES DEPALMA, ASSISTANT SECRETARY, SUSAN N. EARNEST, ASSISTANT SECRETARY personally known to me (or proved to me 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.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



1806  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

[Handwritten Signature]



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