



200504210089

Skagit County Auditor

4/21/2005 Page

1 of

4 1:46PM

FILED FOR RECORD AT REQUEST OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
INTEGRATED LENDER SERVICES
14320 FIRESTONE BLVD.
SUITE 303
LA MIRADA, CA 90638

FIRST AMERICAN TITLE CO.

83180

Trustee Sale # 57745 Loan # 471193 Title Order # 2483795

Abbreviated Legal: Tract A, Skagit County Short Plat #81-76, and portion Government Lot 6, Section 18, Township 35 North, Range 7, East, W.M.

350718.0.014.0105

TRUSTEE'S DEED

350718.0.014.0303

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: **Jpmorgan Chase Bank, as Trustee F/K/A Chase Manhattan Trust Company National Association, As Trustee U/A Dated as of June 01, 2001**, GRANTEE, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

PARCEL 1:

Tract A, SKAGIT COUNTY SHORT PLAT NO. 81-76, approved January 10, 1977, and recorded in Volume 2 of Short Plats, page 15, under Auditor's File No. 848996, records of Skagit County, Washington; being a portion of Government Lot 6, Section 18, Township 35 North, Range 7 East of the Willamette Meridian.

TOGETHER WITH That portion of Government Lot 6, Section 18, Township 35 North, Range 7 East of the Willamette Meridian, described as follows: Commencing at the West Quarter corner of said Section 18; thence South 88 degrees 51' 23" East along the East-West centerline of said Section 18 a distance of 1,607.63 feet; thence South 00 degrees 44' 48" West parallel with the North-South centerline of said Section 18 a distance of 593.11 feet to the true point of beginning; thence South 80 degrees 30' 43" East a distance of 2.25 feet to the beginning of a curve to the left having radius of 668.51 feet; thence along the arc of the curve through a central angle of 06 degrees 14' 04" a distance of 72.74 feet; thence South 03 degrees 12' 13" West a distance of 123.22 feet to a point on a curve having a radius point bearing North 01 degrees 25' 58" East a distance of 895.26 feet from said curve point; thence along the arc of the curve in a Westerly direction through a central angle of 05 degrees 40' 21" a distance of 88.63 feet; thence North 09 degrees 26' 17" East a distance of 126.52 feet to the true point of beginning. **Together**

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With That Certain 1999 Goldenwest Manufactured Home, Model 8111000 66X14, Serial No. GW0R23N22602, Which Is Located On Said Premises
APN No. 350718-0-014-0105 & 350718-0-014-0303

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 **Gene L. Horton and Alma L. Horton**, as Grantor, to **Island Title Company**, as Trustee, and **Oakwood Acceptance Corporation**, as Beneficiary, dated **12/26/2000, Recorded on 1/3/2001 as Instrument No. 200101030074 Together With That Certain 1999 Goldenwest Manufactured Home, Model 8111000 66X14, Serial No. GW0R23N22602, Which Is Located On Said Premises**, records of **Skagit**, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of **\$73,725.41** with interest thereon, according to the terms thereof, in favor of **Jpmorgan Chase Bank, As Trustee F/K/A Chase Manhattan Trust Company National Association, As Trustee U/A Dated As Of June 01, 2001** 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. JPMORGAN CHASE BANK, AS TRUSTEE F/K/A CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE U/A DATED AS OF JUNE 01, 2001, 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 12/17/2004 as instrument no. 200412170116** in the office of the Auditor of **Skagit** County, Washington, a "Notice of Trustee's Sale" of said property.



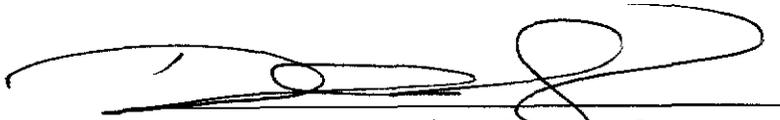
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- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as The main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA, a public place, on 03/18/2005 at 10:00AM, and in accordance with 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included in 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 obligations secured by said Deed of Trust remaining unpaid, on 03/18/2005, 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 \$55,000.00, 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.

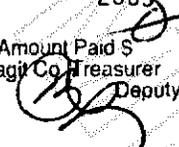
Dated: 04/14/2005

FIRST AMERICAN TITLE INSURANCE COMPANY


 DENNIS CANLAS, ASST. SEC.

#1851
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

APR 21 2005

Amount Paid \$
 Skagit Co. Treasurer
 By  Deputy



200504210089
 Skagit County Auditor

