

WHEN RECORDED RETURN TO:

Ameriquest Mortgage Company
ATTN: REO Department
505 City Parkway West, Suite 100
Orange, CA 92868



200506210185
Skagit County Auditor

6/21/2005 Page 1 of 3 3:49PM

Chicago Title Insurance Company

425 Commercial Street - Mount Vernon, Washington 98273

ICG28615

DOCUMENT TITLE(s)

1. TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

83877

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

200204020086

Additional numbers on page _____ of the document

GRANTOR(s):

1. FIDELITY NATIONAL TITLE INSURANCE OF WASHINGTON

Additional names on page _____ of the document

3194
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTEE(s):

1. WM SPECIALTY MORTGAGE LLC

Additional names on page _____ of the document

JUN 21 2005

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

ABBREVIATED LEGAL DESCRIPTION:

Tract 23, FREMALI'S COUNTRY ESTATES, PHASE II

Complete legal description is on page 2 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

P17788 & P17807

(sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature

Stephanie White

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Filed for Record at Request of
FIDELITY NATIONAL TITLE INSURANCE OF WASHINGTON
FIDELITY NATIONAL TITLE - NDS

AND WHEN RECORDED MAIL TO:
AMERIQUEST MORTGAGE COMPANY
ATTN: REO DEPARTMENT
505 CITY PARKWAY WEST, SUITE 100
ORANGE, CA 92868

A SPACE ABOVE THIS LINE FOR RECORDER'S USE

T.S. No. **T03-12994**
Loan No. **0034770644**
Order No. **3511136**

TRUSTEE'S DEED

The GRANTOR, **FIDELITY NATIONAL TITLE INSURANCE 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: **WM SPECIALTY MORTGAGE LLC, WITHOUT RECOURSE**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

PARCEL A:

TRACT 23, 5-ACRE PARCEL SUBDIVISION NO. 522-81, ENTITLED FREMALI'S COUNTRY ESTATES PHASE II, APPROVED NOVEMBER 11, 1982, AND RECORDED NOVEMBER 24, 1982, IN VOLUME 6 OF SHORT PLATS, PAGES 35 AND 36, UNDER AUDITOR'S FILE NO. 8211240002, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

PARCEL B:

A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN PRIVATE ROAD, PRIMARILY 60 FEET IN WIDTH, AS DELINEATED ON THE FACE OF 5-ACRE PARCEL SUBDIVISION NO. 522-81, RECORDED IN VOLUME 6 OF SHORT PLATS, PAGES 35 AND 36, AND ALSO OVER AND ACROSS THAT CERTAIN PRIVATE ROAD AS DELINEATED ON THE FACE OF 5-ACRE PARCEL SUBDIVISION NO. 501-80, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGES 179 AND 180, UNDER AUDITOR'S FILE NO. 8009250045, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID ROAD BEING DESIGNATED AS TRACT A, AND AS FREMALI LANE ON THE FACE OF SAID 5-ACRE SUBDIVISION MAPS NOS. 501-80 AND 522-81.
ALL SITUATED IN SKAGIT COUNTY, WASHINGTON.
APN No. **P17788 & P17807**

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 SPEED E. GARRETT, AS HIS SEPARATE PROPERTY, as Grantor, to TRANSNATION, as Trustee, and AMERIQUEST MORTGAGE COMPANY, as Beneficiary, dated 3/19/2002, recorded 4/2/2002, as Instrument No. 200204020086, in Book/Reel , Page/Frame , 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 \$143,000.00 with interest thereon, according to the terms thereof, in favor of AMERIQUEST MORTGAGE COMPANY and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.



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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. AMERIQUEST MORTGAGE COMPANY, 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 recorded on 11/22/2004, in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200411220149
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, WASHINGTON, a public place, on 1/7/2005 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-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 obligation 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 bidder therefore, the property hereinabove described, for the sum of \$160,040.31, 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: January 10, 2005
 FIDELITY NATIONAL TITLE INSURANCE OF
 WASHINGTON

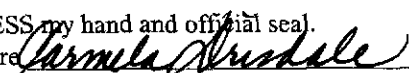
Address of Trustee:

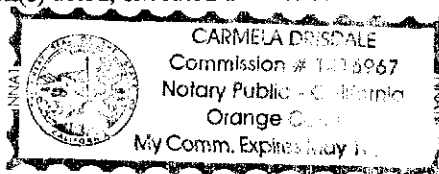
Fidelity National Title Insurance Company
 3500 188th St. SW#300
 Lynwood, WA 98037
 C/O Town & country Title Services
 Phone: (888) 485-9191


 Andy Fragassi, Vice President

State of CA) ss.
 County OR)

On January 10, 2005 before me, **Carmela Drisdale** Notary Public, personally appeared Andy Fragassi, 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  (Seal)



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