



200507190136
Skagit County Auditor

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FILED FOR RECORD AT REQUEST OF:

LANDAMERICA DEFAULT SERVICES COMPANY
P.O. Box 25088
Santa Ana, CA 92799-5088

TS. No.: F042144-CR / WA
Title Order No.: 5510253

Loan No.: 0434841714

TRUSTEE'S DEED

THE GRANTOR, **LAWYERS TITLE INSURANCE CORPORATION**, 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: **Cheri M. Wheatley**, GRANTEE, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

LOT 3, BLOCK 103 PLAT OF THE TOWN OF SEDRO ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS PAGE 18 RECORDS OF SKAGIT COUNTY WASHINGTON.
APN No. 4152-103-003-0007

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 **LEON PAUL TYACKE JR**, as Grantor, to **FIRST AMERICAN**, as Trustee, and **CENTEX HOME EQUITY COMPANY LLC**, as Beneficiary, dated 10/14/2002, Recorded on OCTOBER 21, 2002 AS INSTRUMENT NO 200210210102, 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 \$98,313.50 with interest thereon, according to the terms thereof, in favor of **JPMORGAN CHASE BANK AS TRUSTEE** 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**, 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.

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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 OCTOBER 21, 2002 AS INSTRUMENT NO 200210210102 in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property which was Recorded on 04/05/2005.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE TO THE SUPERIOR COURTHOUSE. 205 W. KINCAID STREET, MT. VERNON, WA., a public place, on 07/08/2005 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 07/08/2005, 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 \$77,000.00, 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.



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Dated: 07/14/2005

LAWYERS TITLE INSURANCE CORPORATION


Tina Suihkonen Assistant Secretary

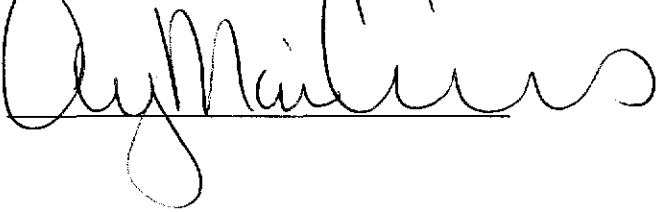
STATE OF California
County of Orange

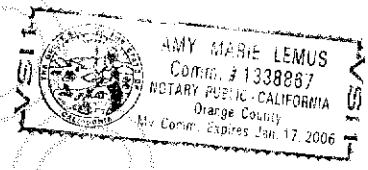
On this day, before me, the undersigned a Notary Public, in and for said county, personally appeared Tina Suihkonen, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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 this instrument.

GIVEN under my hand and official seal this 14 day of July, 2005.

Amy Lemus, NOTARY PUBLIC in and for the State of California, residing at Orange County.

My commission expires: 1/17/06





3830
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2005

Amount Paid \$~~0~~
Skagit Co. Treasurer
By MM Deputy



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