



200601090078

Skagit County Auditor

1/9/2006 Page

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3 11:20AM

FILED FOR RECORD AT REQUEST OF:

Homecomings Financial
9350 Waxie Way, #
San Diego, CA 92123
Attn: Nancy Spangler

TS. No.: F039737-CR / WA

Loan No.: 0435867312 / 0002

Title Order No.: 3511855

CHICAGO TITLE ICG29670

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: **JP MORGAN CHASE BANK AS TRUSTEE**, GRANTEE, that real property, situated in the County of **Skagit**, State of Washington, described as follows:

LOT 13 AND 14, BLOCK 34, AMENDED PLAT OF BURLINGTON ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAHE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON. LOTS 13 AND 14, BLOCK 34, AMENDED PLAT OF BURLINGTON.

APN No. 4076-034-014-0004

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 **BRADLEY B. PEDERSON AND MELISSA D. PEDERSON, HUSBAND AND WIFE**, as Grantor, to **ISLAND TITLE COMPANY**, as Trustee, and **MATRIX FINANCIAL SERVICES CORPORATION**, as Beneficiary, dated **04/17/2003**, **Recorded on APRIL 23, 2003, INSTRUMENT NO. 200304230103**, 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 **\$133,950.00** 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.

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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.
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 APRIL 23, 2003, INSTRUMENT NO. 200304230103 in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property which was Recorded on 11/17/2004, as Instrument # 200401290064, book # -, page # -.
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 12/16/2005 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 12/16/2005, 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 \$148,750.00, 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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