

After Recording Return To:
H & F Investments, LLC
P.O. Box 723
Burlington, WA 98233



200603240153
Skagit County Auditor

3/24/2006 Page 1 of 3 1:02PM

File No.: 7258.23957/Wilkins-Sanchez, Carmelita aka Carmelita Wilkins
0044284875

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to H & F Investments, LLC, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 330311-0-015-0008

Abbreviated Legal: Ptn N/2 SW/4, Sec. 11-33-3; more completely described on Page 3 of this document.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Carmelita Wilkins-Sanchez, who acquired title as Carmelita Wilkins, as her separate property, as Grantor, to First American Title, as Trustee, and Long Beach Mortgage Company, Beneficiary, dated 10/22/01, recorded 10/31/01, under Auditor's/Recorder's No. 200110310128, records of Skagit County, Washington and subsequently assigned to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2001-4 under Skagit County Auditor's/Recorder's No. 200511300051.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$255,000.00 with interest thereon, according to the terms thereof, in favor of Long Beach Mortgage Company and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

3. The Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for Long Beach Mortgage Loan Trust 2001-4, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 12/14/05, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200512140074.

That portion of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 33 North, Range 3 East, W.M, described as follows: Beginning at the Southwest corner of said subdivision; thence North 1 degree 50'20" East along the West line of said subdivision, 138.15 feet to a point on the centerline of Dry Slough Road, as said road existed on October 9, 1964; thence North 24 degrees 47'20" East along the centerline of said 30 foot road, 249.54 feet; thence South 87 degrees 56' East 16.26 feet to the Easterly line of said road and the True Point of Beginning of this description; thence South 87 degrees 56' East 194.30 feet; thence North 1 degree 50'20" East 273.10 feet to a point which is 20 feet South as measured at right angles, from the North line of said subdivision; thence North 87 degrees 56' West parallel with the North line of said subdivision 19.12 feet to a point on a curve on the Easterly line of said Dry Slough Road said curve having a radius of 506.67 feet and a central angle of 26 degrees 57'59"; thence Southwesterly along said curve to the left, 238.46 feet to the P.T. of said curve; thence South 24 degrees 47'20" West 89.40 feet to the Point of Beginning. Except that portion thereof lying within the right-of-way of the Dry Slough County Road; also except that portion thereof if any, lying within the right-of-way of Diking District No. 2.



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3/24/2006 Page

3 of

3 1:02PM