

WHEN RECORDED MAIL TO:

EDWARD JOSEPH SHEEHY  
P.O. BOX 33786  
SEATTLE WA 98133



200604110093  
Skagit County Auditor

4/11/2006 Page 1 of 3 1:59PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. XXXXXX3323  
T.S. No. 1056972-06  
Parcel No. 4638-000-027-0006

### TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE CORPORATION 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:  
EDWARD J. SHEEHY

#### Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

LOT 27, "THE MEADOW-PHASE II", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. \*LOAN MODIFICATION DATED 03/19/2002

#### 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

MARVIN FRITH AND MARIA GLADIS ANDREA FRITH HUSBAND AND WIFE

as grantor to TD SERVICE COMPANY WASHINGTON, as trustee and WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP, as Beneficiary, dated August 29, 2000, recorded September 07, 2000, as No. 200009070069\* in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$144,840.00 with interest thereon, according to the terms thereof, in favor of WESTERN SUNRISE AKA CROSSLAND MORTGAGE CORP

and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

**TRUSTEE'S DEED, Con't**

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3. The described Deed of Trust provides that the real property conveyed 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 the 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. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described premises.
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 on December 21, 2005, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.200512210109.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, MOUNT VERNON, WASHINGTON, a public place, 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 at least 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once a week during the four weeks preceding the time of sale in a legal newspaper in which the property or any part thereof is situated; and further, included with 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, to which copies of the Grantor's Note and Deed of Trust were attached.
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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 24, 2006, 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 \$184,546.00 (cash) (by 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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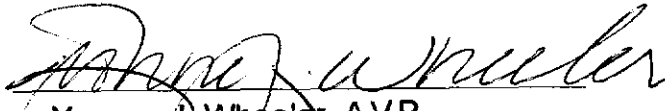
TRUSTEE'S DEED, Con't

Loan No: XXXXXX3323

T.S. No: 1056972-06

Dated: March 24, 2006

CAL-WESTERN RECONVEYANCE CORPORATION OF  
WASHINGTON

  
Yvonne J. Wheeler, A.V.P.

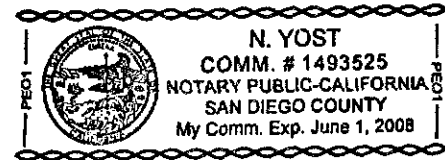
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On MAR 24 2006 before me, N. Yost,  
a Notary Public in and for said state, personally appeared

(this area for official Notary Seal)

Yvonne J. Wheeler, A.V.P.  
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 

# 11094  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 11 2006

Amount Paid \$  
Skagit Co. Treasurer  
By  Danuty