

**AFTER RECORDING RETURN TO:**

Washington Mutual Bank  
3535 Factoria Blvd SE Ste 220  
Bellevue, WA 98006



200604170145

Skagit County Auditor

4/17/2006 Page

1 of

4 11:30AM

FIRST AMERICAN TITLE CO.

**TRUSTEE'S DEED**

84888

The GRANTOR, PROFESSIONAL FORECLOSURE 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 Washington Mutual Bank, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

AS MORE FULLY DESCRIBED IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel No.: 4136-003-019-0000 (P74717)

LOTS 18 & 19, BLK 3, PLAT OF RESERVE ADD TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY WA, V 2 OF PLATS, P 59

**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 Rick M Mason, who acquired title as Patrick Mason, and Malinda L Mason, who acquired title as Malinda Mason, husband and wife, as Grantor, to LAND TITLE COMPANY-MT VERNON A WASHINGTON CORPORATION as Trustee, and Washington Mutual Bank, a Washington corporation, as Beneficiary, dated June 11, 1998, recorded June 17, 1998, as No. 9806170034, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$101,250.00 with interest thereon, according to the terms thereof, in favor of Washington Mutual Bank, a Washington corporation, 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 made 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. Washington Mutual Bank, f/k/a Washington Mutual Bank, FA, 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 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 on September 13, 2005, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 200506230039.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance to the Skagit County Courthouse located in the City of Mount Vernon, Skagit County, Washington, a public place at 11:00 a.m., 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 ninety days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of the sale and once between the eleventh and seventh day before the date of the sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served to or 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 the 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 April 7, 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 herein above described, for the sum of \$130,500.00.



200604170145

Skagit County Auditor

4/17/2006 Page

2 of

4 11:30AM

DATED: April 10, 2006.

PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

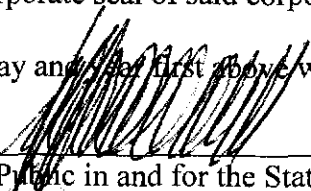
By: 

Karl Sheehan  
Vice President & Secretary

STATE OF ARIZONA )  
 ) SS.  
COUNTY OF MARICOPA )

On this 10th day of April, 2006, before me, the undersigned, a Notary Public in and for the State of Arizona duly commissioned and sworn, personally appeared Kari Sheehan to me known to be the Vice President & Secretary of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

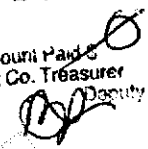
Witness my hand and office seal hereto affixed the day and date first above written.

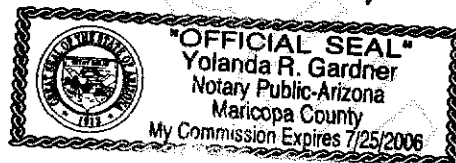
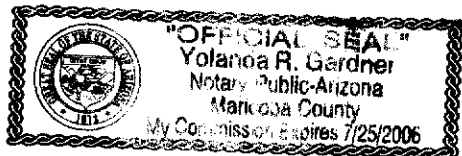
  
Notary Public in and for the State of Arizona  
My Commission Expires: #1793

PFC# 05-70325  
Title Order #2657731

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 17 2006

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy



200604170145  
Skagit County Auditor

**Exhibit "B"**  
**Legal Description**

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

Lots 18 and 19, Block 3, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, Page 59, records of Skagit County, Washington.

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Easterly of the "RR" line described below and lying Southeasterly of the Southwesterly extension of the Northwesterly line of said Lot 18, and lying Northerly of the Southwesterly extension of the Southeasterly line of said Lot 19.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6, of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline track of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.



200604170145  
Skagit County Auditor