

After Recording Return To:  
Kathy Taggart  
North Pacific Trustee, Inc.  
P.O. Box 4143  
Bellevue, WA 98009-4143



200103140102

, Skagit County Auditor

3/14/2001 Page 1 of 2 3:54:23PM

File No.: 7023.21767/Sanders, Barry M.  
Servicer Loan No.: 6216811

FIRST AMERICAN TITLE CO.

**Trustee's Deed**

60321

The GRANTOR, North Pacific Trustee, 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 warranty, to Wells Fargo Home Mortgage, Inc., as GRANTEE, all real property (the property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4619-000-012-0001 (R105059)

Legal:

Lot 12, of "Elk Run Estates", as per Plat recorded in Volume 15 of Plats, Page 173, records of Skagit County, Washington; being an Amendment of the Plat of "Max Sutton Estates", as per Plat recorded in Volume 15 of Plats, Pages 161 and 162, which is an Amendment of Plat recorded in Volume 15 of Plats, Pages 127 and 128, records of Skagit County, Washington.

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 Barry M. Sanders, a single person, as Grantor, to First American Title Company of Skagit County, as Trustee, and Lynnwood Mortgage Corporation, a Washington corporation, Beneficiary, dated 08/30/96, recorded 09/06/96, under Auditor's/Recorder's No. 9609060049, records of Skagit County, Washington and subsequently assigned to Norwest Mortgage, Inc. nka Wells Fargo Home Mortgage, Inc. under Skagit County Auditor's/Recorder's No. 9610160066.
2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$95,961.00 with interest thereon, according to the terms thereof, in favor of Lynnwood Mortgage Corporation, 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 Deed of Trust provides that the Property is not 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. Norwest Mortgage, Inc. nka Wells Fargo Home Mortgage, Inc., being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described 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 10/30/00, 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. 20001030023.
7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in

accordance with the 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 Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the 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 02/02/01, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$117,248.35 by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED: February 8, 2001

GRANTOR  
North Pacific Trustee, Inc.

By \_\_\_\_\_  
David E. Fennell  
Its Vice President

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me David E. Fennell to me known to be the Vice President of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal: February 8, 2001

**HEATHER L. SMITH**  
**STATE OF WASHINGTON**  
**NOTARY --- PUBLIC**  
**MY COMMISSION EXPIRES 9-21-04**

\_\_\_\_\_  
Heather L. Smith  
NOTARY PUBLIC in and for the State of Washington,  
residing at King County  
My commission expires: 9/21/04

# 39815  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 14 2001

Amount Paid \$ \_\_\_\_\_  
Skagit County Treasurer  
By: \_\_\_\_\_ Deputy



200103140102  
, Skagit County Auditor