

After Recording Return To:
Federal Home Loan Mortgage Corporation
c/o Wells Fargo Home Mortgage, Inc.
One Home Campus
Des Moines, IA 50328



200201250089
Skagit County Auditor

1/25/2002 Page 1 of 3 3:40PM

FIRST AMERICAN TITLE CO.

66190

File No. 7023.23984/Loose, Robert A.
7975381

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under the Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to Federal Home Loan Mortgage Corporation, as GRANTEE, all real property (the "Property"), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No. 3754-000-012-0008 (R54135) & 340420-0-121-0006 (R26817)

Abbreviated Legal Description: Lots 11 and 12, "Reynolds to Mount Vernon" and Section 20, Township 34, Range 4; Ptn. SW 1/4-SE 1/4, more particularly described on page 5 of the 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 ("Deed of Trust") between Robert A. Loose, as his separate estate, as Grantors, to Island Title, as Trustee, and Phoenix Savings Bank, a Washington corporation, as Beneficiary, dated 09/23/99, recorded 09/29/99 under Auditor's/Recorder's No. 199909290081, 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. 199910210041.

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 \$180,000.00 with interest thereon, according to the terms thereof, in favor of Phoenix Savings Bank, a Washington corporation and to secure any other sums of money which might become due and payable under the terms of the 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. Wells Fargo Home Mortgage, Inc. being then the holder of the indebtedness secured by the Deed of Trust as the nominee/agent of Grantee, delivered to the Grantor a written request directing the 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 10/16/01, 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. 200110160077.

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, in the 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 the 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 the Deed of Trust remaining unpaid, on 01/18/02, 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 Grantee, the highest bidder therefor, for the sum of \$155,561.31 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: January 22, 2002

#337 GRANTOR
Northwest Trustee Services, LLC
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 25 2002


By 
Authorized Signature

STATE OF WASHINGTON Amount Paid \$
By Skagit Co. Treasurer
COUNTY OF KING Deputy

I certify that I know or have satisfactory evidence that Kathy Taggart is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member / Assistant Vice President of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 22, 2002

JUANA DODSON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-16-05


Juana Dodson
NOTARY PUBLIC in and for the State of
Washington, residing at King County
My commission expires 02/16/05



SCHEDULE "C"

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

Lots 11 and 12, "REYNOLDS ADDITION", as per plat recorded in Volume 5 of Plats, Page 23, records of Skagit County, Washington.

ALSO, that portion of the Southwest 1/4 of the Southeast 1/4, Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 400.25 feet West and 723 feet North of the Southeast corner of said Southwest 1/4 of the Southeast 1/4, said point being the Southeast corner of Tract 11, "REYNOLDS ADDITION", as per plat recorded in Volume 5 of Plats, Page 23, records of Skagit County; thence North 89 degrees 53' 13" East, 133.53 feet, more or less, to the West line of the East 16 rods of the South 50 rods of said Southwest 1/4 of the Southeast 1/4; thence North 1 degree 14' 33" West, 109.54 feet to the North line of said South 50 rods of the Southwest 1/4 of the Southeast 1/4; thence South 89 degrees 53' 11" West, 133.54 feet, more or less, to the Northeast corner of Tract 12 of said "REYNOLDS ADDITION"; thence South 1 degree 15' 08" East, 109.31 feet along the East line of said Tracts 11 and 12, to the point of beginning.



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