

**AFTER RECORDING RETURN TO:**

Professional Foreclosure  
Corporation of Washington  
P.O. Box 85013  
San Diego, CA 92186-5013



200207120122

Skagit County Auditor

7/12/2002 Page 1 of 4 1:35PM

FIRST AMERICAN TITLE CO.

**TRUSTEE'S DEED**

68331

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 HOME LOANS INC., SUCESSOR IN INTEREST BY MERGER TO FLEET MORTGAGE CORP, 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.

Abbrev. Legal: E. 1/2 OF W. 1/2 OF TRACT 55, COUNTY OF SKAGIT, WA  
Tax Parcel No.: 3867-000-055-1909

**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 ULISES MORALES AND ALMA A. AYALA MORALES, HUSBAND AND WIFE, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY as Trustee, and U.S. NATIONAL BANK OF OREGON, DBA U.S. BANCORP HOME LOANS, as Beneficiary, dated January 2, 1997, recorded January 3, 1997, as No. 9701030031, in Book/Reel 1616, Page/Frame 0553, 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 \$90,525.00 with interest thereon, according to the terms thereof, in favor of U.S. NATIONAL BANK OF OREGON, DBA U.S. BANCORP HOME LOANS, 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 HOME LOANS INC., SUCESSOR IN INTEREST BY MERGER TO FLEET MORTGAGE CORP, 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 March 28, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 200203280082 .
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as The main entrance to the Skagit County courthouse located in the City of Mount Vernon, a public place at 11:00 am, 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 July 5, 2002, 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 therefor, the property herein above described, for the sum of \$99,668.98.

DATED this 8th day of July, 2002.

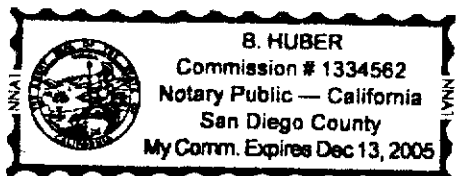
PROFESSIONAL FORECLOSURE CORPORATION OF WASHINGTON

By: [Signature]  
ROBB BOURNE  
ASST. VICE PRESIDENT

STATE OF CALIFORNIA )  
                                  ) SS.  
COUNTY OF SAN DIEGO )

On this 8th day of July, 2002, before me, the undersigned, a Notary Public in and for the State of California duly commissioned and sworn, personally appeared ROBB BOURNE to me known to be the ASST. VICE PRESIDENT 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 year first above written.



[Signature]  
Notary Public in and for the State of California  
My Commission Expires: 12/13/05

PFC# 02-70150 Loan# 8004155746  
FHA 5616492489703  
Title Order #1086650

3148  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUL 12 2002

Amount Paid \$ 6  
Skagit County Treasurer  
By: [Signature] Deputy



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Exhibit "B"

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

That portion of the East 1/2 of the West 1/2 of Tract 55, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said East 1/2 of the West 1/2; thence South 89 degrees 24' 20" West along the South line thereof, for 66.0 feet to the true point of beginning; thence continuing South 89 degrees 24' 20" West along said South line for 84.92 feet; thence on a curve to the right having a radius of 10.0 feet and consuming an angle of 90 degrees 30' 10" for 15.80 feet; thence North 0 degrees 05' 30" West for 71.04 feet; thence North 89 degrees 54' 30" East for 95.00 feet; thence South 0 degrees 05' 30" East for 80.30 feet to the true point of beginning.



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