

RECORDING REQUESTED BY:
FIRST AMERICAN TITLE
INSURANCE COMPANY

WHEN RECORDED MAIL TO:
FEDERAL NATIONAL MORTGAGE
ASSOCIATION
3476 STATEVIEW BLVD., Loan#
6130478 FT. MILL, SC
29715



200307310256
Skagit County Auditor

7/31/2003 Page 1 of 2 4:11PM

Trustee Sale Number: 57929-F WA Loan #: 6130478 TSG #: 1516101

TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

12277-2

PARCEL NUMBER: 3877-000-184-0002

The Grantor, FIRST AMERICAN TITLE INSURANCE COMPANY, 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION, GRANTEE that real property, situated in the County of SKAGIT, State of Washington, described as follows:

TRACT 184, 'CEDARGROVE ON THE SKAGIT', AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 48 THROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 RONALD W. MAYFIELD JR. AND BARBARA MAYFIELD, HUSBAND AND WIFE, as Grantor to FIRST AMERICAN (SKAGIT COUNTY), as Trustee and LYNNWOOD MORTGAGE CORPORATION, A WASHINGTON CORPORATION, as Beneficiary, dated 12/11/96, recorded 12/16/96, as No. 9612160090, records of SKAGIT County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertaking the payment of one promissory note(s) is the sum of \$105,000.00 with interest thereon, according to the terms thereof, in favor of LYNNWOOD MORTGAGE CORPORATION, A WASHINGTON CORPORATION and 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 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 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 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 02/04/03, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property as No. 200302040073

#3839

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


JUL 31 2003

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Amount Paid \$
Skagit Co. Treasurer
By *OC* Deputy

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale at AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE 205W. KINCAID STREET MT. VERNON, WA , MT. VERNON, Washington, a public place, at 10:00 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 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 05/09/03, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee than and there sold at public auction to said Grantee, the highest bidder therefore, the property hereinabove described for the sum of \$108,742.68 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).

DATE: 06/03/03



 FIRST AMERICAN TITLE
 INSURANCE COMPANY

STATE OF _____
 COUNTY OF _____
 On _____ before LUIS CERDA, ASSIST. SEC.
 personally appeared _____
 personally known to me (or proved 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.

MARISA HERRERA

Signature _____ (seal)



200307310256
Skagit County Auditor