



200405190114

Skagit County Auditor

5/19/2004 Page 1 of 3 4:03PM

When recorded, mail to:

WASHINGTON MUTUAL BANK, FA
8120 NATIONS WAY BUILDING #100
JACKSONVILLE, FL 32256

LAND TITLE COMPANY OF SKAGIT COUNTY 103200

Trustee's Sale No: 01-WJ-34033

Loan No. 0015354590



TRUSTEE'S DEED

THE GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, 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, FA, GRANTEE**, that real property, situated in the County of **SKAGIT**, State of **WASHINGTON**, described as follows:

LOT 2, OF SKAGIT COUNTY SHORT PLAT NO. 96-089, APPROVED NOVEMBER 5, 1996, RECORDED NOVEMBER 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGE 159, UNDER AUDITOR'S FILE NO. 9611130057, BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 11, TOWNSHIP 15 NORTH, RANGE 7 EAST, W.M. TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AFFECTING THE NORTHERLY PORTION OF LOT 1, OF SAID SHORT PLAT NO. 96-089.

Tax Parcel No: 350711-2-002-0409/P101472.

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 dated 10/13/1998, recorded in Volume 1385, of Deeds of Trust, page 0405 Auditor's/Recorder's No. 9810200078, records of SKAGIT County, Washington, from MICHAEL W MCCREA AND STEPHANIE M MCCREA, HUSBAND AND WIFE, as Grantor, to FIRST AMERICAN TITLE CO OF SKAGIT CO, as Trustee, in favor of WASHINGTON MUTUAL BANK, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$140,600.00, with interest thereon, according to the terms thereof, in favor of WASHINGTON MUTUAL BANK 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 the "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, FA, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee written request directing said Trustee to sell the described property in accordance with the 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 July 11, 2003 recorded in the office of the Auditor/Recorder of SKAGIT county, a "Notice of Trustee's Sale" of said property under Recording No. 200307110210.
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 BLDG., a public place, at 3RD & KINCAID, MT. VERNON, WA, 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 on or between the thirty-fifth and twenty-eighth day before the date of sale, and once on or between the fourteenth and seventh day before the date of 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 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 August 15, 2003, 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 hereinabove described, for the sum of \$126,000.00.

2464
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 19 2004

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy



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Skagit County Auditor

