Skagit County Auditor

5/24/2004 Page

1 of

4 3:42PM

200405290114 Skagit County Auditor

5/19/2004 Page

3 4:03PM

When recorded, mail to:

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

LAND TITLE COMPANY OF SKARLY COUNTY

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 35NORTH. 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.

WATD

- 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.
- 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.

REAL ES

# 2546 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

MAY 2 4 2004

Amount Paid &

Skaglt Co. Treasurer Βv Deputy

Ama Skagir reasurer

Skagit County Auditor

2 of

3:42PM

5/24/2004 Page

DATED: August 15, 2003

REGIONAL TRUSTEE SERVICES CORPORATION

Tustee

NANCHCAMBERT, AUTEORIZED AGENT Address: 720 Seventh Avenue, Suite 100

Seattle, WA 98104

STATE OF WASHINGTON

) ss.

COUNTY OF KING

On August 15, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NANCI LAMBERT, to me known to be the AUTHORIZED AGENT of REGIONAL TRUSTEE SERVICES CORPORATION, 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/she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the State of

Washington, residing at:

**JEAN GREAGOR** 

STATE OF WASHINGTON

NOTARY --- -- PUBLIC

IY COMMISSION EXPIRES 05-16-07

My commission expires: 5-16

20040524019 **Skagit County Auditor** 

5/24/2004 Page

3 of

4 3:42PM

	7		
<u> </u>			
~			
		4	
	Same Land		i territy.
	44.		n Massy. Je
	A.	and Burney and Survey and	n in the second
	Acces 1		
	E AN		A STATE OF THE STA
	N 7		in a grant of the second of th
STATE OF WASHINGTO	SS ss	de horahy	
COUNTY OF SKAGIT  I, Auditor of Skagit Co	ounty State of W	ashington, ou hereby	S
certify that the foregoing copy	of Dud	18 ft 11 th party	
certify that the foregoing copy literal exemplification and copy	from the receio,	ord —	
Valume		a converte this still is the a	
Number 200405190114 of IN TESTIMONY WHEREON	Records or ones.	ny hand and seel of my	Y.M.
IN TESTIMONY WHENCO	Λ.4.4	2011	
office this day of	By Can	Deputy	
AU	ditor	### ### ### ### ######################	
		MIN W W W W W W W W W W W W W W W W W W W	
		2 0 0 4 0 5 / Skagit Coun	∠ 4 0 1 ₹ / ty Auditor

5/24/2004 Page 4 of 4 3:42PM