

WHEN RECORDED MAIL TO:

NATIONAL CITY MORTGAGE CO.
3232 NEWMARK DRIVE
MIAMISBURG OH 45342



200504130072
Skagit County Auditor

4/13/2005 Page 1 of 4 11:40AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. 0734475
T.S. No. 1064829-06
Parcel No. 36041900130008

2151445
FIRST AMERICAN TITLE CO.
80407-1

TRUSTEE'S DEED

The Grantor, CAL-WESTERN RECONVEYANCE 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:
NATIONAL CITY MORTGAGE INC. F/K/A NATIONAL CITY MORTGAGE CO.

Grantee

that real property, situated in the County of SKAGIT, State of Washington, described as follows:

PORTION OF SECTION 19, TOWNSHIP 36, RANGE 4 AND A PORTION OF SECTION 24, TOWNSHIP 36, RANGE 3 AKA LOT 2 OF SHORT PLAT 99-0031 MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

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
MICHAEL D YEATES AND VICTORIA S. YEATES, HUSBAND AND WIFE

as grantor to LAND TITLE COMPANY, as trustee and NATIONAL CITY MORTGAGE CO, as Beneficiary, dated January 09, 2002, recorded January 15, 2002, as No. 200201150132 in Book/Reel XX, Page/Frame XX, records of SKAGIT County, Washington.

2. Said Trust was executed to secure, together with other undertaking the payment of one promissory note in the sum of \$300,700.00 with interest thereon, according to the terms thereof, in favor of
NATIONAL CITY MORTGAGE CO

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 is not used principally for agricultural or farming purposes.

TRUSTEE'S DEED, Con't

Loan No: 0734475
T.S. No: 1064829-06

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 a copy of said Notice was posted or served in accordance with law.

5. NATIONAL CITY MORTGAGE INC. F/K/A NATIONAL CITY MORTGAGE CO. 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 October 15, 2004, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel XX, Page/Frame XX, as No.200410150108.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale AT THE COUNTY COURTHOUSE, 205 W. KINCAID STREET, BOW, WASHINGTON, a public place, 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 January 14, 2005, 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 therefore, the property hereinabove described for the sum of \$265,000.00 (cash) (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).

1092
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

Rev. 1-15-2004



200504130072

Skagit County Auditor

TDUSWA.doc

4/13/2005 Page 2 of 4 11:40AM

TRUSTEE'S DEED, Con't

Loan No: 0734475
T.S. No: 1064829-06

Dated: January 14, 2005

CAL-WESTERN RECONVEYANCE CORPORATION OF WASHINGTON


Lorrie Womack, A.V.P.

STATE OF CALIFORNIA

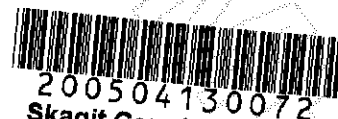
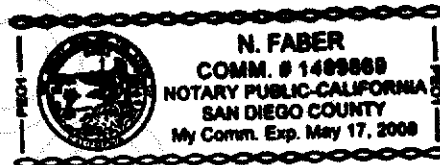
COUNTY OF SAN DIEGO

On JAN 14 2005 before me, the undersigned, a Notary Public in and for said state personally appeared Lorrie Womack, A.V.P. 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.

(this area for official Notary Seal)

WITNESS my hand and official seal

Signature 



200504130072
Skagit County Auditor

4/13/2005 Page 3 of 4 11:40AM

EXHIBIT "A"

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

Lot 2, Short Plat No. 99-0031, approved November 19, 2001, recorded November 20, 2001, under Auditor's File No. 20011120077, and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 36 North, Range 3 East, W.M., and a portion of Government Lots 1, 2 and the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 36, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under, across and through Fox Hollow Lane, as shown on the face of said Short Plat.



200504130072

Skagit County Auditor