

**AFTER RECORDING RETURN TO:**

Aztec Foreclosure Corporation of WA  
5501 NE 109th Court, #N  
Vancouver, WA 98662

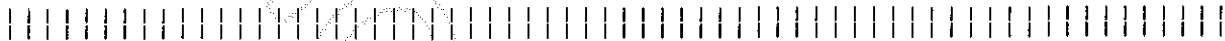


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Skagit County Auditor

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AFC File: 10-800779



**TRUSTEE'S DEED**

The GRANTOR, AZTEC FORECLOSURE CORPORATION OF WA, F/K/A Professional Foreclosure Corporation of WA, 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 Deutsche Bank National Trust Company, as Trustee for the registered holders of CDC Mortgage Capital Trust 2002-HE2 Mortgage Pass-Through Certificates, Series 2002-HE2, Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows: Lot 6, "Little Mountain Addition No. 2", as per plat Recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records if Skagit County, Washington

Abbrev. Legal: Lot 6, Little Mountain Addn. No. 2  
Tax Parcel No.: P102978

**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 Scott L. Martinson, an unmarried man,, as Grantor, to First American Title Insurance Co. as Trustee, and Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc., as Beneficiary, dated May 14, 2002, recorded May 23, 2002, as Auditor's No. 200205230151, 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 138,150.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for

BNC Mortgage, Inc., 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. Deutsche Bank National Trust Company, as Trustee for the registered holders of CDC Mortgage Capital Trust 2002-HE2 Mortgage Pass-Through Certificates, Series 2002-HE2, 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 September 21, 2010, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale of said property as Auditor's No. 201009210085.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as at the main entrance to the Skagit County Courthouse, 3rd and Kincaid Street, Mount Vernon, WA, a public place at 10:00 a.m., 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 December 27, 2010, 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



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public auction to said Grantee, the highest bidder therefore, the property herein above described, for the sum of \$159,958.16.

DATED this 28th day of December, 2010

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3969

DEC 29 2010

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

AZTEC FORECLOSURE CORPORATION OF WA

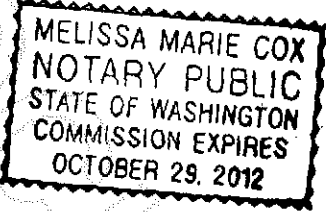
By: *Rhonda Wright*  
Rhonda Wright  
Vice President

STATE OF Washington )  
  ) SS.  
COUNTY OF Clark )

On this 28th day of December, 2010, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Rhonda Wright to me known to be the 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 Washington  
My Commission Expires: *10/29/12*



AFC# 10-800779  
FNDS #100470041 Skagit Co. No. \_\_\_\_\_



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