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200209090144
Skagit County Auditor
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RECORD AND RETURN TO:
Wells Fargo Home Mortgage, Inc.
Claims Dept-X2505-01A
1 Home Campus
Des Moines, IA 50328

FIRST AMERICAN TITLE CO.
690 88

T.S. NUMBER: WNMC057374 CM

LOAN # 3542015/472/Sanders

TRUSTEE'S DEED

I

KNOW ALL BY THESE PRESENTS, that Standard Trustee Service Company Washington, the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 3869-010-005-0008-P63320 described herein by virtue of the following described Trust Deed, unto: Wells Fargo Home Mortgage, Inc. fka Norwest Mortgage, Inc.

A. PARTIES IN THE TRUST DEED:
TRUSTOR(S): Kevin K. Sanders and Cindy R. Sanders , husband and wife

TRUSTEE: Land Title Company of Skagit County

BENEFICIARY: Lynnwood Mortgage Corporation, a Washington Corporation

B. DESCRIPTION OF THE PROPERTY: Legally Described as: Lot 5, Block "J", Cape Horn on the Skagit Division No. 2", as per plat recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington. It is covenanted and agreed that said property includes as an improvement thereto and thereon that certain 1994 Fleetwood Mobile Home, 52/26, TPO No. +064363, as a part thereof. It shall not be severed or removed therefrom.

Said property commonly known as: 3990 aka 41938 South Shore Drive Sedro Woolley, WA 98284

C. TRUST DEED INFORMATION:

DATED:	June 11, 1996
RECORDING DATE:	06/17/1996
RECORDING NO:	#9606170084 Book: 1559 Page: 0308
ASSIGNMENT :	09/09/1996 #9609090072, Bk 1583 Pg 0518 to Norwest Mortgage, Inc.
RECORDING PLACE:	Official records of the State of Washington, County of Skagit

D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on 05/30/2002 under Auditor's File No. 200205300119.

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be 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 twice preceding the time of sale, first between the 28th and 35th day before the set sale date and again between the 7th and 14th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of $91,692.39.

TRUSTEE'S SALE:	
TIME AND DATE OF SALE:	10:00 A.M. on 08/30/2002
PLACE OF SALE:	The Kincaid St. Entry to the Skagit County Courthouse Mt. Vernon Wa
BIDDER:	Wells Fargo Home Mortgage, Inc., fka Norwest Mortgage, Inc.

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VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on the date of sale, which was not less than 90 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Bidder, the highest bidder therefore, the property hereinabove described for the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statues.

DATED: September 4, 2002

STANDARD TRUSTEE SERVICE COMPANY WASHINGTON

Signed: _____
Joyce Williamson, Vice President

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) SS

On the date written below before me personally appeared Joyce Williamson, to me known to be a Vice President of Standard Trustee Service Company who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on September 4, 2002.

A. RIGSBY
Notary Public in and for the State of California
My Commission Expires 10/16/2005

A. RIGSBY
COMM. # 1325608
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXP. OCT. 16, 2005

#4171
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2002

Amount Paid $
Skagit Co. Treasurer
By Deputy

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