

After Recording Return To:
Becky Baker
Northwest Trustee Services, LLC
P.O. Box 4143
Bellevue, WA 98009-4143



200212230204

Skagit County Auditor

12/23/2002 Page 1 of 3 11:34AM

File No.: 7037.27362/Ferguson, Joshua W. and Andrea N.
1513474804

FIRST AMERICAN TITLE CO.

69939

Trustee's Deed

The GRANTOR, Northwest Trustee Services, LLC, as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Mortgage Electronic Registration Systems, Inc., as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4113-024-016-0008 (P73732)

Abbreviated Legal: Lots 13 – 16, Block 24, "Townsite Second to Hamilton", more particularly described on page 3 of this document.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Joshua W. Ferguson and Andrea N. Ferguson, husband and wife, as Grantor, to First American Title Co. of Skagit County, as Trustee, and Mortgage Electronic Registration Systems, Inc., Beneficiary, dated 12/14/00, recorded 12/18/00, under Auditor's/Recorder's No. 200012180178, records of Skagit County, Washington.

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$71,370.00 with interest thereon, according to the terms thereof, in favor of Mortgage Electronic Registration Systems, 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 Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Mortgage Electronic Registration Systems, Inc., being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 09/11/02, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200209110077.

7. The Grantor, in the "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse, 205 West Kincaid Street, City of Mount Vernon, State of Washington a public place, at 10:00 o'clock a.m., and in accordance with the 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each county in which the property or any part thereof is situated, once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and the seventh day before the date of sale; and further, included with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During foreclosure, no action by the Beneficiary, its successors or assigns was pending on an obligation secured by the 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 12/13/02, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$78,713.75 (cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).

This conveyance is made without representations or warranties of any kind, expressed or implied. By recording this Trustee's Deed, Mortgage Electronic Registration Systems, Inc. understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Mortgage Electronic Registration Systems, Inc.] concerning the Property and that the trustee owed no duty to make disclosures to Mortgage Electronic Registration Systems, Inc. concerning the Property, Mortgage Electronic Registration Systems, Inc. relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: December 19, 2002
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#5971
DEC 23 2002

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

GRANTOR
Northwest Trustee Services, LLC

By *[Signature]*
Associate Member

Jeff Stenman

I certify that I know or have satisfactory evidence that Jeff Stenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Member of Northwest Trustee Services, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 19, 2002

DOLORES L. SAN NICOLAS
STATE OF WASHINGTON
NOTARY ----- PUBLIC
MY COMMISSION EXPIRES 2-16-05

[Signature]
Dolores L. SanNicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05


200212230204
Skagit County Auditor
12/23/2002 Page 2 of 3 11:34AM

SCHEDULE "C"

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

Lots 13, 14, 15 and 16, Block 24, "HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, WASHINGTON", as per plat recorded in Volume 2 of Plats at page 60, in the records of Skagit County, State of Washington;

TOGETHER WITH the real property vacated by the Town of Hamilton Ordinance No. 193, a certified copy of which is recorded in Skagit County Auditor's No. 9510050041, legally described as follows: "The North 50 feet of Skagit Avenue abutting the South boundary of Lots 13-16, Block 24, Plat of "Hamilton Townsite Company's Second Addition to the Town of Hamilton, Washington", according to the Plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington; EXCEPT any portion of Michigan Avenue and Cumberland Avenue; AND EXCEPT the public right-of-way 80 feet in width as measured perpendicular to the Northerly boundary of Block 15 of said Plat, abutting the Northerly boundary of said Block 15."



200212230204
Skagit County Auditor