

After Recording Return To:
Washington Mutual Bank, F.A.
C/o Moss Codilis
9420 Reseda Boulevard, #814
Northridge, CA 91324



200301140167
Skagit County Auditor

1/14/2003 Page 1 of 3 1:34PM

File No.: 7258.21460/Hall, Edith K.
0024995789

FIRST AMERICAN TITLE CO.

10109

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 Washington Mutual Bank, F.A., as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 330401-4-001-0504 (P106706)

Abbreviated Legal: Portion of Section 11, Township 28 North, Range 6 East, W.M., 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 Edith K. Hall, an unmarried individual, as Grantor, to Land Title Company - Burlington, a Washington corporation, as Trustee, and Washington Mutual Bank, Beneficiary, dated 09/17/99, recorded 09/24/99, under Auditor's/Recorder's No. 199909240079, 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 \$96,642.00 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 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. Washington Mutual Bank, F.A., 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 10/01/02, 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. 200210010128.

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 01/03/03, 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 \$119,707.11 (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, Washington Mutual Bank, F.A. understands, acknowledges and agrees that the Property was purchased in the context of a foreclosure, that the trustee made no representations to Washington Mutual Bank, F.A. concerning the Property and that the trustee owed no duty to make disclosures to Washington Mutual Bank, F.A. concerning the Property, Washington Mutual Bank, F.A. relying solely upon his/her/their/its own due diligence investigation before electing to bid for the Property.

DATED: January 13, 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTOR
Northwest Trustee Services, LLC

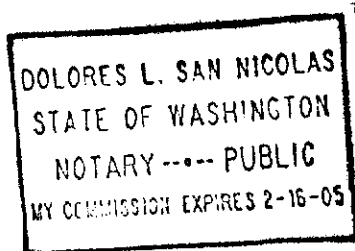
#211
JAN 14 2003

By [Signature] Amount Paid \$
Associate Member By [Signature] Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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: January 13, 2003

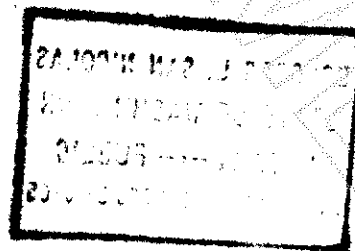


[Signature]
Dolores L. San Nicolas
NOTARY PUBLIC in and for the State of
Washington, residing at Kent
My commission expires 02/16/05



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Skagit County Auditor

UNOFFICIAL DOCUMENT



SCHEDULE "C"

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

That portion of the East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1, Township 33 North, Range 4 East, W.M., lying Northeasterly of the following described line:

Beginning at the Northwest corner of said East 1/2 of the Northwest 1/4 of the Southeast 1/4, as said point is shown on that certain record of survey recorded in Book 12 of Surveys, on page 24, under Auditor's File No. 9111200104, in the Auditor's Office of Skagit County, Washington; thence South 00 degrees 40'02" West, along the West line thereof, for a distance of 100.00 feet to the Northwest corner of that certain tract of land conveyed to David Welts by instrument dated August 7, 1991, and recorded under Auditor's File No. 9108120013, records of said County and State; thence continuing along the said West line South 00 degrees 40'02" West, a distance of 357.08 feet to the true point of beginning of this line description; thence South 43 degrees 21'07" East, a distance of 21.61 feet; thence South 23 degrees 54'09" East, a distance of 43.82 feet; thence South 44 degrees 33'47" East, a distance of 56.23 feet; thence South 80 degrees 48'47" East, a distance of 94.39 feet; thence South 01 degrees 00'00" East, a distance of 184.50 feet; thence South 32 degrees 18'11" East, a distance of 551.03 feet; thence South 09 degrees 11'34" East, a distance of 252.03 feet; thence South 45 degrees 09'29" East, a distance of 197.77 feet to the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of Section 1 and the terminus of this line description.

EXCEPT that portion thereof lying Northeasterly of the following described line:

Beginning at a point on the West line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 which is 100.00 feet Southerly from the Northwest corner thereof (as measured along said West line); thence Southeasterly to a point on the East line of said East 1/2 of the Northwest 1/4 of the Southeast 1/4 which is 583.90 feet Southerly from the Northeast corner thereof (as measured along said East line), said point being the terminus of said line.

TOGETHER WITH a 60.00 foot wide ingress, egress and utilities easement as disclosed in deed recorded under Auditor's File No. 9103080006, records of Skagit County, Washington.



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