



200503180143

Skagit County Auditor

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3 11:53AM

When recorded return to and
Mail all tax statements to:
FIRST HORIZON HOME LOAN CORP.
4000 HORIZON WAY,
FORECLOSURE DEPT. #6205
IRVING, TEXAS 75063

CHICAGO TITLE ICG30841-1510523

Loan #: 0017987934

T.S. #: F-35059-WA-DM

FIDELITY NATIONAL TITLE - : : :

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

The **GRANTOR**, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF WASHINGTON, INC., 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: **FIRST HORIZON HOME LOAN CORPORATION D/B/A FIRST HORIZON CORPORATION DBA FIRST HORIZON HOME LOANS**

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

SEE ATTACHED EXHIBIT "A". TR A & PTN TR B, SP #53-78

340520-3-004-0019 (P30382)

RECITALS:

340520-3-003-0100 (P113561)

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 BRADLY P. STORSTEEN AND KAREN S. STORSTEEN, HUSBAND AND WIFE, as Grantor, to LAND TITLE COMPANY, as Trustee, and FIRST HORIZON CORPORATION DBA FIRST HORIZON HOME LOANS, as Beneficiary, dated 5/10/2001, recorded 5/24/2001, as Instrument No. 200105240063, in Book/Reel ---, Page/Frame ---, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$289,000.00 with interest thereon, according to the terms thereof, in favor of FIRST HORIZON CORPORATION DBA FIRST HORIZON HOME LOANS 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 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. **FIRST HORIZON HOME LOAN CORP.**, being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 6/4/2004 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200501130069
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WA, a public place, on 9/3/2004 at 10:00 AM, 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 90 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 sale, and once between the eleventh and seventh day before the date of sale, and further, included 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.
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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 3/4/2005, 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 \$325,790.85, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: March 08, 2005

FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF WASHINGTON, INC.

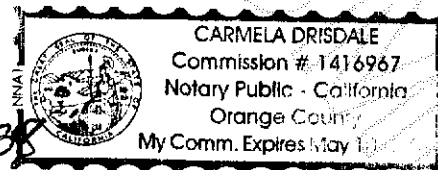
A. Fragassi

State of California) ss.
County of Orange

On 3/10/05 before me, Carmela Drisdale, a Notary Public in and for said County and State, personally appeared A. Fragassi personally known to me (or proved to me on the basis of satisfactory evidence) to 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.

WITNESS my hand and official seal

SIGNATURE Carmela Drisdale
NOTARY PUBLIC in and for the State of CA
residing at Orange
My commission expires: 5/10/07



#1236
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 18 2005

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



200503180143
Skagit County Auditor

EXHIBIT 'A'

Tract A, of SHORT PLAT NO. 53-78, approved August 24, 1978, and recorded August 29, 1978 in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South Half of the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter, all in Section 20, Township 34 North, Range 5 East, Willamette Meridian;

TOGETHER WITH that portion of Tract B, of said Short Plat No. 53-78, recorded in Volume 3 of Short Plats, page 2, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78;
Thence North $89^{\circ}14'06''$ West along the Westerly prolongation of The North line of said Tract A, a distance of 328.89 feet;
Thence South $02^{\circ}03'28''$ West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;
Thence South $89^{\circ}09'55''$ East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;
Thence North $02^{\circ}03'28''$ East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

Situated in Skagit County, Washington.

- END OF EXHIBIT 'A' -



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