

SAN JUAN COUNTY WASH.  
REAL ESTATE EXCISE TAX  
AMOUNT PAID \$  
063790  
AUG 19 2005  
Kathy Turnbull  
COUNTY TREASURER

Auditor File #: 2005 0819022

T/DED

Recorded at the request of:

CHICAGO TITLE INSURANCE C

on 08/19/2005 at 14:49

Total of 5 page(s) Fee: \$ 36.00

SAN JUAN COUNTY, WASHINGTON  
SI A. STEPHENS, AUDITOR

JOG1

When recorded mail to:  
Option One Mortgage Corporation, a California Corporation  
6501 Irvine Center Drive Irvine, CA 92618

T.S. Number: 05-24087-WA  
Loan Number: 0610750820

5510347

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Investor Number: 691

INB-48896  
FIDELITY NATIONAL TITLE - INC

### TRUSTEE'S DEED

The GRANTOR, **Premier Mortgage Services 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: **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-3 Asset-Backed Certificates, Series 2003-3**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

Parcel Number: 451343006

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 **FRANK V. LASALATA, AS HIS SEPARATE ESTATE**, as Trustor, in which **Subprime Funders A Division of Consolidated Mortgage Inc.** is named as Beneficiary and **ISLAND TITLE COMPANY, A WASHINGTON CORPORATION** as Trustee and recorded **03/25/2003** as Instrument No. **2003 0325026**, of Official Records of **San Juan 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 **\$495,000.00** with interest thereon, according to the terms thereof, in favor of **Subprime Funders A Division of Consolidated 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 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. **Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2003-3 Asset-Backed Certificates, Series 2003-3**, 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 **05/05/2005** recorded in the office of the Auditor of San Juan County, Washington, a "Notice of Trustee's Sale" of said property.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as At the main entrance to the Superior Courthouse 350 Court Street #7,, a public place, on **08/12/2005** 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 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 **08/12/2005**, 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 **\$516,000.00**, 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: 8/15/2005

Premier Mortgage Services of Washington, Inc.

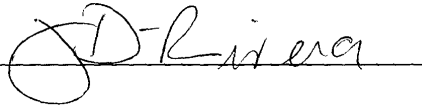
  
By: Kim Thorne, Assistant Secretary

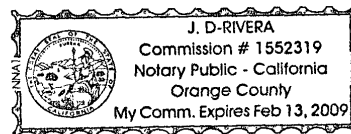
State of California) ss.  
County of Orange)

On 8/15/2005, before me, **J. D-Rivera**, a Notary Public in and for said County and State, personally appeared **Kim Thorne** 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





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SAN JUAN COUNTY, WASHINGTON

EXHIBIT "A"

PARCELA:

A portion of the Southwest quarter of the Southeast quarter of Section 13, Township 35 North, Range 4 West, W.M., in San Juan County, Washington, described as follows:

Beginning at a concrete monument marking the Northwest corner of said Southwest quarter of the Southeast quarter;

THENCE, along the North line of said Southwest quarter of the Southeast quarter, South 88°11' East 200.46 feet to the Northwest corner of tract of land described in Auditor's File No. 85803, records of said county;

THENCE, leaving said North line South 37°00' East 735.39 feet along the West boundary of said parcel described in Auditor's File No. 85803, records of said county, to its most Southerly corner;

THENCE South 74°30' West 51.87 feet;

THENCE South 50°02'20" West 100.83 feet;

THENCE South 14°36' West 132.11 feet;

THENCE South 12°17'30" East 35.58 feet to the Northeast corner of tract of land described in Auditor's File No. 86514, records of said county;

THENCE along the North boundary of said parcel described in Auditor's File No. 86514, records of said county, North 67°00' West 264.48 feet;

THENCE North 0°52' East 203.0 feet;

THENCE North 67°00' West 278.0 feet to a point on the West line of said Southwest quarter of the Southeast quarter;

THENCE, along said West line, North 0°52' East 420.0 feet to the TRUE POINT OF BEGINNING.

Continued . . . .

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EXHIBIT "A"  
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PARCEL B:

A non-exclusive easement for access and utilities purposes over and across a 60-foot wide strip of land as described in instrument recorded under Auditor's File No. 58694, records of said county, AND ALSO

A non-exclusive easement for access and utilities purposes over and across a 60-foot wide strip of land and a 30-foot wide strip of land described as follows:

Beginning at said Point "C" the centerline of said 60-foot wide strip of land runs South 31°17' West 267.79 feet;

THENCE South 28°09' West 70.5 feet;

THENCE South 20°58' East 259.1 feet;

THENCE South 2°22' West 261.7 feet;

THENCE South 12°45' East 107.0 feet;

THENCE South 32°40' East 214.0 feet;

THENCE South 13°40' East 116.9 feet;

THENCE South 73°52' East 138.2 feet;

THENCE North 40°13' East 112.0 feet;

THENCE North 3°02' West 255.4 feet;

THENCE North 5°35' East 181.7 feet;

THENCE the centerline of said 30-foot wide easement runs North 29°52'40" East 162.5 feet;

Continued . . . .

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EXHIBIT "A"  
Page Three

THENCE North 12°17'30" West 235.45 feet to a point on the Southerly boundary of the above described parcel, which point is known as Point "K"; AND ALSO

A non-exclusive easement for access and utilities purposes over and across a 30-foot wide strip of land described as follows:

Beginning at said Point "K" the centerline of said 30-foot wide strip of land runs Northerly and Northeasterly along said boundary North 12°17'30" West 35.58 feet;

THENCE North 14°36' East 132.11 feet;

THENCE North 50°02'20" East 149.16 feet to the terminus of said easement.

- END OF EXHIBIT "A" -