

First American Title Insurance Company
WASHINGTON DIVISION - NATIONAL DEFAULT TITLE SERVI

SEATTLE, WA 98121

TSG-WA

SEATTLE WA 98121

OUR ORDER NO:
YOUR FILE NO:

THE FOLLOWING ARE ENCLOSED FOR USE IN CONNECTION WITH OUR ABOVE REFERENCED ORDER. THE ITEMS ENCLOSED ARE INTENDED TO FACILITATE A NON-JUDICIAL FORECLOSURE IN THE STATE OF WASHINGTON, AND WERE PREPARED FOR THE SOLE USE OF THE HEREIN-NAMED TRUSTEE. THESE ITEMS SHOULD NOT BE RELIED UPON BY ANY THIRD PARTY AS A CONDITION OF TITLE.

TRUSTEE'S SALE GUARANTEE.

COMMITMENT

BILL.

COPIES OF DOCUMENTS.

MAPS.

OTHER.

TRUSTEE'S SALE GUARANTEE

ORDER NO.:

REFERENCE NO.:

LIABILITY:

FEE:

TAX:

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE.

First American Title Insurance Company
a corporation, herein called the Company,

GUARANTEES

**NORTHWEST TRUSTEE SERVICES,
TRUSTEE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY

HEREIN CALLED THE ASSURED, AGAINST LOSS NOT EXCEEDING THE LIABILITY AMOUNT STATED ABOVE WHICH THE ASSURED SHALL SUSTAIN BY REASON OF ANY INCORRECTNESS IN THE ASSURANCE WHICH THE COMPANY HEREBY GIVES THAT, ACCORDING TO THE PUBLIC RECORDS, ON THE DATE STATED BELOW,

1. THE TITLE TO THE HEREIN DESCRIBED ESTATE OR INTEREST WAS VESTED IN THE VESTEE NAMED, SUBJECT TO THE MATTERS SHOWN AS EXCEPTIONS HEREIN, WHICH EXCEPTIONS ARE NOT NECESSARILY SHOWN IN THE ORDER OF THEIR PRIORITY;
2. THE NAMES AND ADDRESSES OF PERSONS WHO HAVE RECORDED REQUESTS FOR A COPY OF THE NOTICE OF SALE AND OF ADDITIONAL PERSONS WHO ARE ENTITLED TO RECEIVE A COPY OF THE NOTICE OF SALE, AS PROVIDED BY RCW 61.24.040(1)(b), (c) AND (d), ARE AS SHOWN HEREIN.

DATED: SEPTEMBER 3, 2003 AT 7:30 A.M.

First American Title Insurance Company

BY

BY

NW TRUSTEE NO.:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

JOHN DOE

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS GUARANTEE IS:

FEE SIMPLE ESTATE.

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE **STATE OF WASHINGTON, COUNTY OF KING** AND IS DESCRIBED AS FOLLOWS:

(SEE EXHIBIT "A" ATTACHED)

EXCEPTIONS:

1. LIABILITY FOR ASSESSMENTS AND/OR PERSONAL PROPERTY TAXES, IF ANY.
2. GENERAL AND SPECIAL TAXES FOR THE CALENDAR YEAR **2004**, A LIEN NOT YET DUE OR PAYABLE.

3. GENERAL TAXES. THE FIRST HALF BECOMES DELINQUENT AFTER APRIL 30TH. THE SECOND HALF BECOMES DELINQUENT AFTER OCTOBER 31ST.

YEAR: **2003.**
AMOUNT BILLED: **\$2,542.77.**
AMOUNT PAID: **\$1,271.39.**
AMOUNT OPEN: **\$1,271.38.**
TAX ACCOUNT NO.:
LAND: **\$112,000.00.**
IMPROVEMENTS: **\$174,000.00.**

4. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF **\$247,500.00**, AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED **AUGUST 2001** AS INSTRUMENT NO. OF OFFICIAL RECORDS.

DATED: **AUGUST 08, 2001.**
GRANTOR: **, AN UNMARRIED MAN.**
TRUSTEE: **TRANSNATION TITLE.**
BENEFICIARY: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR AMERICA'S WHOLESALE LENDER.**
LENDER: **AMERICA'S WHOLESALE LENDER.**

NOTE : A DOCUMENT RECORDED **SEPTEMBER 6, 2002** AS INSTRUMENT NO. OF OFFICIAL RECORDS PROVIDES THAT **NORTHWEST TRUSTEE SERVICES, LLC, A WASHINGTON CORPORATION** WAS SUBSTITUTED AS TRUSTEE UNDER THE DEED OF TRUST.

5. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF **\$15,747.10**, AND ANY AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED **MARCH 2002** AS INSTRUMENT NO. OF OFFICIAL RECORDS.

DATED: **MARCH 6, 2002.**
GRANTOR:
TRUSTEE: **WASHINGTON TITLE C.**
BENEFICIARY: **WINDERMERE INC.**

6. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH

COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C):
RECORDED: **SEPTEMBER 8, 1960.**
RECORDING NO. (S)

8. AN EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN,
RECORDED **APRIL 6, 1962** AS INSTRUMENT NO _____ OF OFFICIAL RECORDS.
FOR: **SANITARY SEWER**
AFFECTS: **REFER TO SAID INSTRUMENT FOR THE EXACT LOCATION**

9. UNLESS THE PROPERTY DESCRIBED IN THIS REPORT IS LOCATED IN KING, PIERCE OR SPOKANE
COUNTIES NO SEARCH OF THE RECORDS OF THE UNITED STATES BANKRUPTCY COURT HAS BEEN MADE.

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE **STATE OF WASHINGTON, COUNTY OF KING** AND IS DESCRIBED AS FOLLOWS:

LOT IN BLOCK OF . . . NO. , AS PER PLAT RECORDED IN VOLUME . . . OF PLATS, PAGE . . . ,
RECORDS OF KING COUNTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF KING AND IS DESCRIBED AS FOLLOWS:

LOT IN BLOCK OF NO. AS PER PLAT RECORDED IN VOLUME OF PLATS, PAGE RECORDS OF KING COUNTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.