



2002-002419-0

Recording Dist: 401 - Fairbanks

2/1/2002 8:49 AM Pages: 1 of 6

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THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR RECORDING DATA AND TO COMPLY WITH MARGIN REQUIREMENTS SET FORTH IN 11 AAC 06.040 OF TITLE 11 OF THE ALASKA ADMINISTRATIVE CODE.

THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL RECORD.

DO NOT DETACH

427894

Trustee's Deed

Yukon Title Company, Inc., Trustee, Grantor, whose address is 714 Gaffney Road, Fairbanks, Alaska 99701, in consideration of the sum of \$140,137.90, receipt of which is hereby acknowledged, hereby conveys and grants without warranty, to Wells Fargo Home Mortgage, Inc., Grantee, whose address is 5024 Parkway Business Plaza, Bldg. #7, Charlotte, NC 28217-1217, that real property described as:

The North 1/2 and the South 1/2 of Government Lot 18, Section 23, Township 1 South, Range 2 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, according to the Subdivision Waiver filed February 10, 1978 as Plat No. 78-18W, more commonly known as 5795 Supply Road, Fairbanks, AK 99701.

Grantee was the highest and best bidder at a Deed of Trust sale by public auction held by Routh & Crabtree at ~~604 Barnette St~~ Fairbanks, Alaska, on January 29, 2002, in conjunction with other sales scheduled to begin at 10:00 AM. Proceeds from the sale will be applied to sums due under the Deed of Trust executed by Rufus D. King, Sr., Trustor(s), and National Bank of Alaska, Beneficiary, dated October 27, 1993, and recorded October 27, 1993, in Book 821, Page 138, of the Fairbanks Recording District, Fourth Judicial District, State of Alaska.

A Notice of Default under the Deed of Trust was recorded April 16, 2001, in Book 1250, Page 512, records of the Fairbanks Recording District. Copies of the Notice of Default were mailed to all interested parties by certified mail on April 18, 2001 as reflected in Exhibit A hereto, and posted or delivered to the property on May 10, 2001. Notice of the time and place of sale was delivered for posting on May 16, 2001 in the following places:

Fairbanks Courthouse
604 Barnette Street
Fairbanks, Alaska 99701

Fairbanks City Hall
410 Cushman Street
Fairbanks, Alaska 99701

U.S. Post Office
Downtown Main Branch
3rd & Barnette Streets
Fairbanks, Alaska 99701

and was published once a week for four consecutive weeks in the Alaska Journal of Commerce, beginning May 27, 2001 as reflected in Exhibit B hereto.

Yukon Title Company, Inc.

By: Catherine Floerchinger
Its: Secretary

State of Alaska; Fourth Judicial District. This instrument was acknowledged before me on January 31, 2002, by Catherine Floerchinger of Yukon Title Company, Inc., on behalf of the corporation.

Shonda Wenn
Notary Public for Alaska My commission expires: _____

RETURN TO GRANTEE

Name and address given above
Our File No.: 639.0618/01.0185



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2002-002419-0

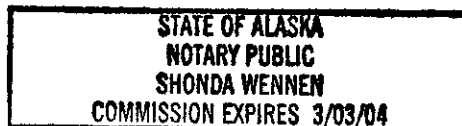


EXHIBIT A

AFFIDAVIT OF MAILING

The undersigned is an employee of Routh Crabtree, A.P.C., attorney for the Trustee; and on April 18, 2001, mailed a true and correct copy of the Notice of Default recorded April 16, 2001, in Book 1250, at Page 512, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, by certified mail, return receipt requested, by depositing it with the United States Post Office at Anchorage, Alaska, to the addressees identified on the attachment hereto. If a taxing entity is involved, a copy of the respective tax lien has been mailed to that entity. The Notice of Default relates to that foreclosure under the Deed of Trust naming Rufus D. King Sr, Trustor; recorded on October 27, 1993, in Book 821, at Page 138, and was assigned to Wells Fargo Home Mortgage, Inc. on 1/2/2001 in Book 1233, on Page 967, and was recorded in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, describing the following real property:

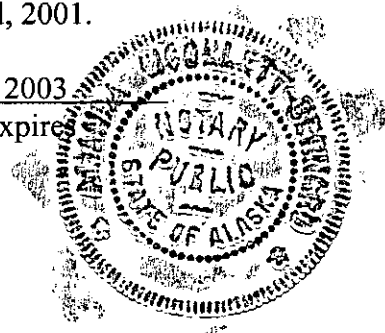
The North 1/2 and the South 1/2 of Government Lot 18, Section 23, Township 1 South, Range 2 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, according to the Subdivision Waiver filed February 10, 1978 as Plat No. 78-18W, with the street address of: 5795 Supply Road, Fairbanks, AK. 99701.

Meadow Swanson
Meadow Swanson

Subscribed and sworn before me in Anchorage, Alaska this 18th day of April, 2001.

Amanda Bernard
Notary Public in and for Alaska

March 5, 2003
Date My Commission Expires



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ROUTH CRABTREE, APC
ATTORNEYS AT LAW
3510 SPENARD ROAD, SUITE 200
ANCHORAGE, ALASKA 99503
907-222-4300
FAX 907-222-4396
last rev 8/23/96
Acknowledgment of Receipt of File

Loan No.: 2397695
Our File No.: 639.0618/01.0185
Borrowers: Rufus D. King Sr

MORTGAGE BANKING LAWYERS
SERVING ALASKA

EXHIBIT A
PAGE 1 OF 3

EXHIBIT "A"

4/18/2001

Rufus D. King Sr.
509 Old Pacific Hwy SE
Olympia, WA 98518

Rufus D. King/Occupant
5795 Supply Road
Fairbanks, AK 99701

Faye J. King/Occupant
5795 Supply Road
Fairbanks, AK 99706

Rufus D. King
P.O. Box 71725
Fairbanks, AK 99707

Rufus D. King
3040 Davis Road Apt. A26
Fairbanks, AK 99709-5241

Faye J. King
58 E Street
Fairbanks, AK 99701

Fred G. Brown
1469 Holy Cross Drive
Fairbanks, AK 99709-6766

Fred G. Brown
RR 1 Box 280
Pampa, TX 79065

Alaska Dept. of Labor
Fairbanks Field Tax Office
675 7th Avenue Station L
Fairbanks, AK 99701

Rufus D. King/Occupant
5795 Supply Road
Fairbanks, AK 99706

Rufus D. King
P.O. Box 61452
Fairbanks, AK 99706

Rufus D. King
1105 26th Street
Fairbanks, AK 99701

Faye J. King
P.O. Box 61452
Fairbanks, AK 99706

Fred G. Brown
c/o Lane Powell Spears Lubersky
420 L Street Suite 300
Fairbanks, AK 99501-1937

Fred G. Brown
P.O. Box 84023
Fairbanks, AK 99708

Fred G. Brown
P.O. Box 1002
Pampa, TX 79066

Rufus D. King/Occupant
5795 Supply Road
Fairbanks, AK 99709

Faye J. King/Occupant
5795 Supply Road
Fairbanks, AK 99709

Rufus D. King
4010 Dunlap Avenue
Fairbanks, AK 99709

Rufus D. King
4409 Cabruan Hills Loop #1
Fort Wainwright, AK 99703

Faye J. King
1260 Nordin Drive
Fairbanks, AK 99709

Fred G. Brown
675 7th Avenue Station H-2
Fairbanks, AK 99701

Fred G. Brown
196 Elm Towne Blvd.
Elm, NJ 08037



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EXHIBIT A
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EXHIBIT A

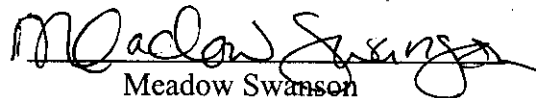
AMENDED AFFIDAVIT OF MAILING

The undersigned is an employee of Routh Crabtree, A.P.C., attorney for the Trustee; and on April 18, 2001, mailed a true and correct copy of the Notice of Default recorded April 16, 2001, in Book 1250, at Page 512, in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, by certified mail, return receipt requested, by depositing it with the United States Post Office at Anchorage, Alaska, to the addressees identified on the attachment hereto. If a taxing entity is involved, a copy of the respective tax lien has been mailed to that entity. The Notice of Default relates to that foreclosure under the Deed of Trust naming Rufus D. King Sr, Trustor; recorded on October 27, 1993, in Book 821, at Page 138, and was assigned to Wells Fargo Home Mortgage, Inc. on January 2, 2001 in Book 1233, on Page 967, and was recorded in the Fairbanks Recording District, Fourth Judicial District, State of Alaska, describing the following real property: This mailing is being Amended to show the Trustors current mailing address.

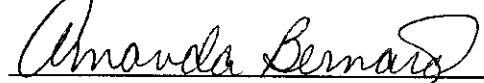
Rufus D. King
P.O. Box 775
Port Gibson, MS 39150

Faye J. King
P.O. Box 775
Port Gibson, MS 39150

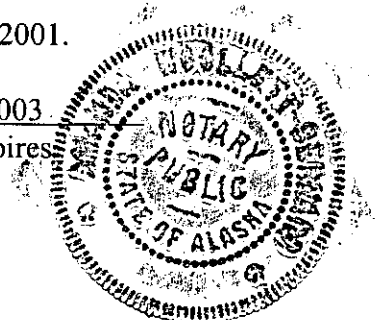
The North 1/2 and the South 1/2 of Government Lot 18, Section 23, Township 1 South, Range 2 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, according to the Subdivision Waiver filed February 10, 1978 as Plat No. 78-18W, with the street address of: 5795 Supply Road, Fairbanks, AK. 99701.


Meadow Swanson

Subscribed and sworn before me in Anchorage, Alaska this 23rd day of April, 2001.


Notary Public in and for Alaska

March 5, 2003
Date My Commission Expires



2002-002419-0



ROUTH CRABTREE, APC
ATTORNEYS AT LAW
3510 SPENARD ROAD, SUITE 200
ANCHORAGE, ALASKA 99503
907-222-4300
FAX 907-222-4396
last rev 8/23/96
Acknowledgment of Receipt of File

Loan No.: 2397695
Our File No.: 639.0618/01.0185
Borrowers: Rufus D. King Sr

MORTGAGE BANKING LAWYERS
SERVING ALASKA

EXHIBIT A
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ROUTH & CRABTREE

Default Sales -- Line

FILE NO: 639.0618

IO#: 01-0576

RUFUS D. KING SR

01.0185

AFFIDAVIT OF PUBLICATION

UNITED STATES OF AMERICA

ATTACH PROOF OF PUBLICATION HERE

STATE OF ALASKA, THIRD DISTRICT,
BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC THIS DAY

PERSONALLY APPEARED **CRAIG**

JOHNSON WHO, BEING FIRST DULY
SWORN, ACCORDING TO LAW, SAYS

THAT HE IS THE **GENERAL MANAGER/
PUBLISHER OF THE ALASKA JOURNAL
OF COMMERCE** PUBLISHED AT

4220 B STREET, SUITE 210, IN SAID
THIRD DISTRICT AND STATE OF ALASKA
AND THAT THE ADVERTISEMENT,

OF WHICH THE ANNEXED IS A TRUE
COPY, WHICH WAS PUBLISHED
IN SAID PUBLICATION ON THE

27TH DAY OF MAY, 2001

AND THEREAFTER FOR 3 CONSECUTIVE
WEEK(S) AND THE LAST
PUBLICATION APPEARING ON THE

17TH DAY OF JUNE, 2001

NOTICE OF SALE

Trustee, Yukon Title Company, Inc. will sell realty for cash to the highest bidder at 604 Barnette Street (Fairbanks Courthouse) on July 17, 2001, at 10:00 AM with other sales that may be conducted. Proceeds will apply to sums due under the Deed of Trust naming Rufus D. King Sr, Trustor, Rufus D. King Sr & Faye J. King, Owner of Record, recorded October 27, 1993, in Book 821, Page 138, Fairbanks Recording District, Fourth Judicial District, Alaska, describing: The North 1/2 and the South 1/2 of Government Lot 18, Section 23, Township 1 South, Range 2 West, Fairbanks Meridian, Records of the Fairbanks Recording District, Fourth Judicial District, State of Alaska, according to the Subdivision Waiver filed February 10, 1978 as Plat No. 78-18W, a/k/a 5795 Supply Road, Fairbanks, AK 99701. \$121,352.89 is due, plus interest, late charges and advances.
Pub: 5/27, 6/3, 10 & 17, 2001
IO# 01-0576

Craig Johnson
CRAIG JOHNSON/
GENERAL MANAGER/PUBLISHER

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 30th DAY OF June 2001
Trace Hamill

10/33/01

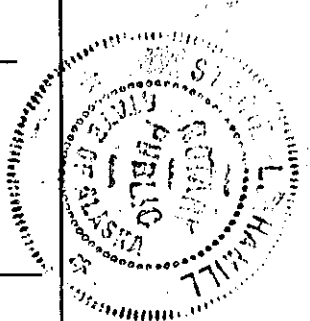


EXHIBIT B
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