

KATHY HILL
SKAGIT COUNTY AUDITOR

98 OCT 29 A9:45

WHEN RECORDED MAIL TO

AMERIQUEST MORTGAGE COMPANY
ATTN: RSD DEPARTMENT
505 S. MAIN ST., #6000
ORANGE CA 92868

9810290014

RECORDED _____ FILED _____
REQUEST OF _____

-- Bette-Jane Ruhl Secretary

LAND TITLE COMPANY OF SKAGIT COUNTY P-81923

Trustee's Sale No. 01-AQ-12470

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Loan No. 2776334 CONV

TRUSTEE'S DEED

The GRANTOR, REGIONAL TRUSTEE SERVICES CORPORATION, A Washington Corporation, 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: AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, A DELAWARE CORP., AS SUCCESSOR IN INTEREST TO LONG BEACH BANK, F.S.B. GRANTEE, that real property, situated in County of SKAGIT, State of Washington, described as follows:

TRACT AS SHOWN ON SHORT PLAT NUMBER 53-78, RECORDED IN VOLUME 3 OF SHORT PLAT AT PAGE 2, RECORDS OF SKAGIT COUNTY, WASHINGTON AS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO. 20-34-5

TAX PARCEL NO. 340520-3-004-0019

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 dated November 22, 1996, recorded in Vol 1610 of Deeds of Trust, page 0557 under Auditor's File No. 9612110044, of SKAGIT County, Washington, from GEORGE S. ADAMS, AS HIS SEPARATE ESTATE, as Grantor, to FIRST AMERICAN TITLE SKAGIT COUNTY, as Trustee, and AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, A DELAWARE CORP., AS SUCCESSOR IN INTEREST TO LONG, as Beneficiary.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$491,250.00 with interest thereon, according to the terms thereof, in favor of AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, A DELAWARE CORP., AS SUCCESSOR IN INTEREST TO LONG, 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.

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BK 1689 FGU 584

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 made 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. AMERIQUEST MORTGAGE COMPANY F/K/A LONG BEACH MORTGAGE COMPANY, A DELAWARE CORP., AS SUCCESSOR IN INTEREST TO LONG BEACH BANK, F.S.B. being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the 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 March 6, 1998, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of said property in Book/Reel ---, Page/Frame ---, as No. 9803060128.

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 BLDG., 3RD & KINCAID, MT. VERNON, WA, a public place, 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 ninety 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, in a legal newspaper in each county in which the property or any part thereof is situated, and further, included with this Notice, which was transmitted or served to or upon the Grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on June 19, 1998, 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 therefor, the property hereinabove described, for the sum of \$375,000.00 (~~cash~~) (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

DATED: June 19, 1998

26217
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 29 1998

Amount Paid \$
Skagit County Treasurer
By *[Signature]* Deputy

STATE OF Washington

COUNTY OF KING

REGIONAL TRUSTEE SERVICES CORPORATION
Trustee

BY

[Signature]
BETTE-JANE RUHL, SECRETARY
Address: 720 SEVENTH AVENUE, SUITE 400
SEATTLE WA 98104

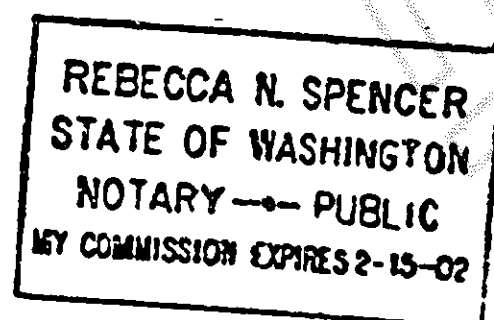
} ss.

On June 19, 1998, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BETTE-JANE RUHL to me known to be the SECRETARY of REGIONAL TRUSTEE SERVICES CORPORATION, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written. *Rebecca N. Spencer* Notary Public in and for the State of Washington, residing at *Bedmond*

My commission expires 2-15-2002

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01-AQ-12470

Exhibit A

DESCRIPTION:

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 $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 20, Township 34 North, Range 5 East, W.M.,

TOGETHER WITH that portion of Tract "B", Short Plat No. 52-78, recorded in Volume 3 of Short Plats at 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 $89^{\circ}14'05''$ 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.

TOGETHER WITH a 20 foot easement for ingress, egress and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road:

The West 500 feet of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

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EX1889PG0587