

**AFTER RECORDING RETURN TO:**

ContiMortgage Corp.  
P.O. Box 900, Suite 32  
Hatboro, PA 19040  
Attn: Foreclosure Dept.



200001280102  
Kathy Hill, Skagit County Auditor  
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Paxton, 652-9650.01

FIRST AMERICAN TITLE CO.

57632

**Document Title(s):**

Trustee's Deed

**Reference Number(s) of Documents assigned or released:**

9705290060, which was assigned under Auditor's File No. 9803040028

**Grantor:**

1. DCBL, Inc., Trustee

**Grantee:**

1. ContiMortgage Corporation

**Abbreviated Legal Description as follows:**

LOT 50, BLK. D, "CAPE HORN ON THE SKAGIT", VOL. 8, PGS. 92-97.

Complete legal description is on Page 2 of document

**Assessor's Property Tax Parcel/Account Number(s):**

3868-004-050-0006 (R63018)

Trustee's Deed  
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Property Address: 787 Rainbow Court aka 7621 Rainbow Court

Lender Loan No. 0004459046

**TRUSTEE'S DEED**

**THE GRANTOR, DCBL, INC.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty, to **CONTIMORTGAGE CORPORATION**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 50, BLOCK "D", "CAPE HORN ON THE SKAGIT" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL #: 3868-004-050-0006

**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 Gwendolyn C. Paxton, a single person, as Grantor, to First American Title Insurance Company of WA, as Trustee, and Royal Mortgage Partners, a California LP dba Royal Mortgagebanc, as Beneficiary, dated May 16, 1997, recorded May 29, 1997, as No. 9705290060, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Royal Mortgage Partners, a California LP dba Royal Mortgagebanc 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 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. ContiMortgage Corporation, 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 law and the terms of said Deed of Trust.



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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 October 13, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 199910130044.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the front entrance of the Skagit County Courthouse located at 2nd and Kincaid in the City of Mt. Vernon, a public place on January 14, 2000 at 10:00 a.m. o'clock 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 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 default 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 January 14, 2000, the date of sale, which was not less than 190 days before 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



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