



200003200013

AFTER RECORDING RETURN TO:

Household Finance Corp./Beneficial  
961 Weigel Drive  
Elmhurst, IL 60126  
Attn: Foreclosure Dept.

Roberts, 240-1403.01

FIRST AMERICAN TITLE CO.

68725

Document Title(s):

Trustee's Deed

Reference Number(s) of Documents assigned or released:

9805220014

Grantor:

1. DCBL, Inc., Trustee

Grantee:

1. Beneficial Washington, Inc., d/b/a Beneficial Mortgage Co. of Washington

Abbreviated Legal Description as follows:

S 25, T 36, R 4; PTN SW - NW aka Tract B, Short Plat #36-73

Complete legal description is on Exhibit "A" of document

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

360425-3-003-0600

SKAGIT COUNTY WASHINGTON

34324

MAR 20 2000

Amount Paid \$-0-  
By Skagit Co. Treasurer  
Deputy

DRAFT

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Property Address: 23020 Prairie Rd, FKA 2088 Prairie Road

Lender Loan No: 921702-20-124259

**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 **BENEFICIAL WASHINGTON, INC. D/B/A BENEFICIAL MORTGAGE CO. OF WASHINGTON, GRANTOR,** that real property, situated in the County of Skagit, State of Washington, described as follows:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

**RECITALS:**

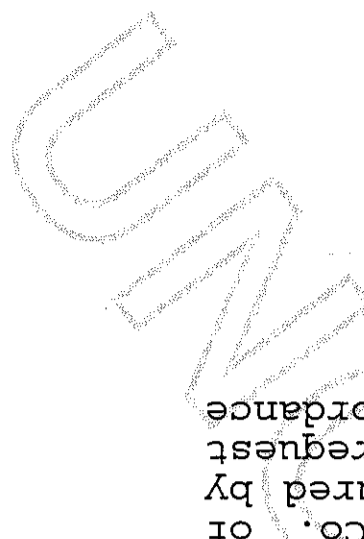
1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Ruth Anne Roberts and Jan Kevin Jellison, as their separate estates, as Grantor, to Benevest Services, Inc., A Washington Corporation, as Trustee, and Beneficial Washington, Inc., d/b/a Beneficial Mortgage Co. of Washington, as Beneficiary, dated May 18, 1998, recorded May 22, 1998, as No. 9805220014, 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 Beneficial Washington, Inc., d/b/a Beneficial Mortgage Co. of Washington 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. Beneficial Washington, Inc., d/b/a Beneficial Mortgage Co. of Washington, 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.



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 December 1, 1999, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 199912010014.

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 March 3, 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.

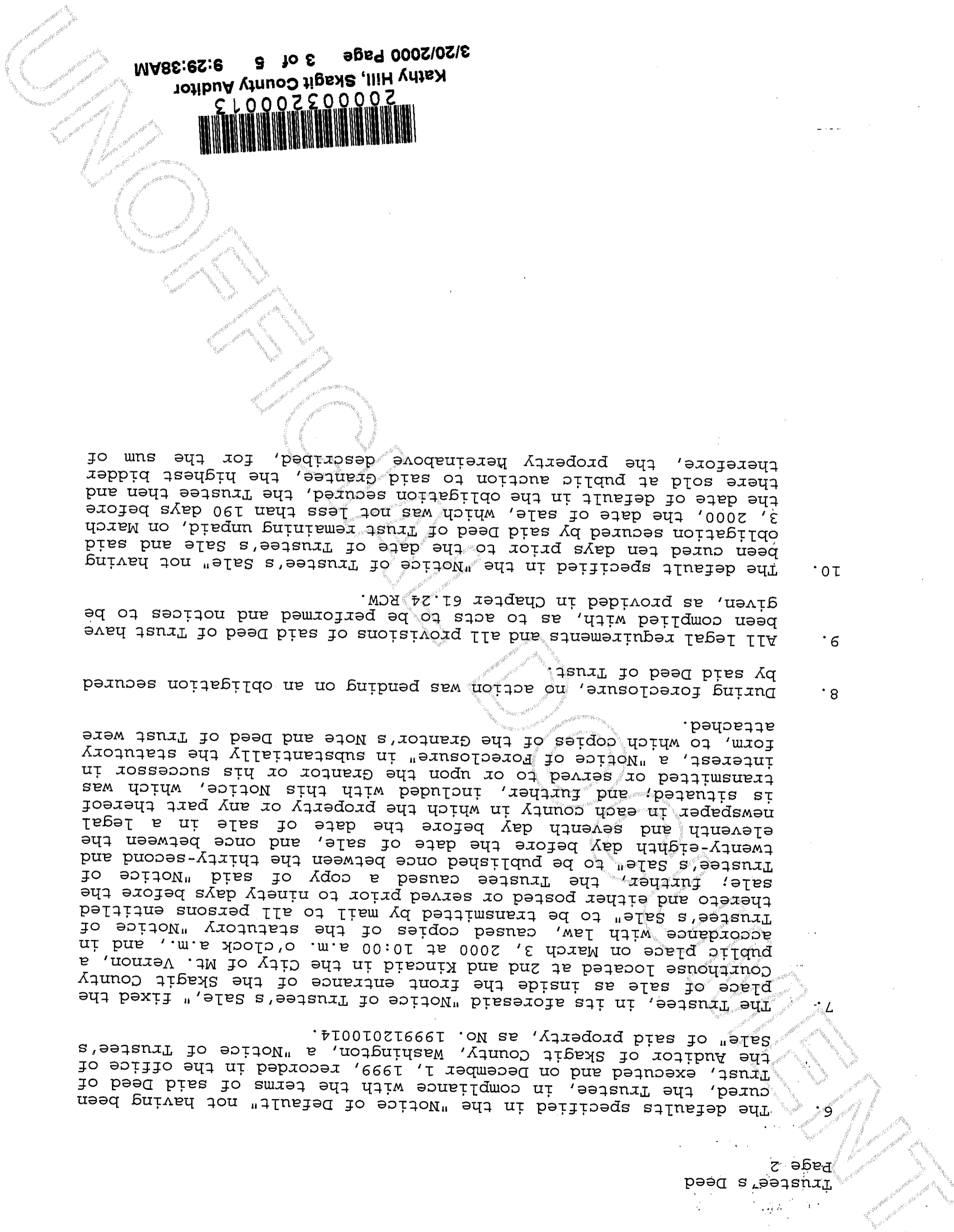
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

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 March 3, 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



Kathy Hill, Skagit County Auditor



\$82,072.79 (cash) (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: March 3, 2000.

DCBL, INC., Successor Trustee

By: Lorraine E. Graeff

Lorraine E. Graeff  
Assistant Vice President

State of Washington )  
County of King )  
ss. )

On this 3rd day of March, 2000, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Lorraine E. Graeff, to me known to be Assistant Vice President of DCBL, INC., 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 states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Robin Burris  
Notary Public in and for the State of Washington, residing at Seattle My Commission Expires: 01-27-04.



FORBASTD.FRM REV 3/15/00



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Kathy Hill, Skagit County Auditor

