

WHEN RECORDED RETURN TO

William P. McArdel III
1826 - 114th Avenue NE, Suite 101
Bellevue, WA 98004

TRUSTEE'S DEED

Document Title: Trustee's Deed
Grantor: William P. McArdel III, Trustee
Grantee: American General Home Equity, Inc.
Legal Description: Ptn. Gov't Lot 4, Sec. 36, T34N, R4EWM
Reference No.: 9812110093
Tax Parcel No.: 340436-0-061-0000

The GRANTOR, William P. McArdel III, 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: American General Home Equity, Inc., Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED SCHEDULE "C"

(commonly known as 17562 West Big Lake Blvd., Mount Vernon, WA 98274)

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 LIONEL C. SUTFIN and LORI A. SUTFIN, Husband and Wife, as Grantors, to FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and AMERICAN GENERAL HOME EQUITY, INC., as Beneficiary, dated December 9, 1998, recorded December 11, 1998, as No. 9812110093, on Volume/Reel N/A Page/Frame N/A, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of One Hundred Eighty Thousand Sixty and 00/100 Dollars (\$180,060.00) with interest thereon, according to the terms thereof, in favor of American General Home Equity, Inc., 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.

#N10
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 22 2002

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

4. Default having occurred in the obligations secured and/or covenants of the Grantor as set forth in the "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 Grantors, or their successors-in-interest, and a copy of said Notice was posted or served in accordance with law.

5. American General Home Equity, Inc. 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 November 30, 2001, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in Volume/Reel N/A, Page/Frame N/A, as No. 200111300141.

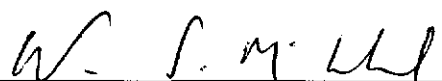
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the foyer of the Old Courthouse at the corner of Kincaid and 3rd Street, located at 205 W. Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., March 1, 2002 and in accordance with the 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-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; in a legal newspaper in each county in which the property or any party 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 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 March 1, 2002, 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 \$191,713.69, (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 this 19th day of March, 2002.

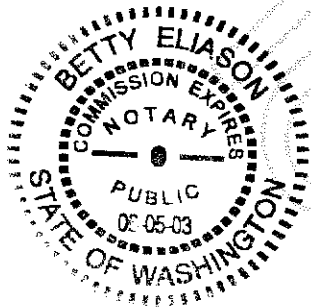

William P. McArdel III, Trustee



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me WILLIAM P. McARDEL III, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of March, 2002.



Betty Eliason
Betty Eliason
Notary Public in and for the State of
Washington, residing at Spokane
My Appointment Expires: 6-5-03



200203220169
Skagit County Auditor

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SCHEDULE "C"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

That portion of Government Lot 4, in Section 36, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Big Lake Boulevard as it existed on May 15, 1917, 195 feet Southerly from its intersection with the North line of said Lot 4; thence Southerly along the West line of said Boulevard, 164 feet; thence West parallel with the North line of said Lot 4, to a point 20 feet East of the West line of said Lot 4; thence North parallel to the West line of said Lot 4, to a point on a line parallel with the North line of said Lot 4, and which intersects the point of beginning; thence East to point of beginning, EXCEPT that portion thereof conveyed to Skagit County by Deed dated April 29, 1947, and recorded April 30, 1947, in Volume 217 of Deeds, Page 591, as Auditor's File No. 403869, EXCEPT mineral rights reserved in Deed from Day Lumber Company, a Corporation, and H. C. Peters and Gertrude Peters, his wife, dated May 15, 1917, and recorded June 12, 1917, as Auditor's File No. 119539, in Volume 107 of Deeds, Page 70, ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at a point on the West side of Big Lake Boulevard as shown on the Plat of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington, said point being 195 feet Southerly from where said West line of Big Lake Boulevard crosses the North line of said Lot 4; thence Southerly along the West line of said Big Lake Boulevard, 139 feet; thence West on a line parallel with the North lot line of said Lot 4, to a point that intersects with the West line of that certain tract conveyed to Skagit County for road purposes by Deed dated April 29, 1947, recorded April 30, 1947, under Auditor's File No. 403869, and the true point of beginning of the tract herein described; thence Southerly along said West line, 25 feet to the Southeast corner of that certain tract conveyed to Gail J. Emrick, et ux, by Deed dated September 29, 1980, recorded September 30, 1980, under Auditor's File No. 8009300034; thence West along the South line of said Emrick Tract, 82 feet; thence Northeasterly in a straight line to the true point of beginning.

9812110093



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Skagit County Auditor

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