



200209040025

Skagit County Auditor

9/4/2002 Page 1 of 4 11:05AM

**AFTER RECORDING RETURN TO:**

Household Finance Corporation (Mortgage Electronic Registration Systems, Inc. as Nominee for Household Finance Corporation bid at trustee's sale for Household Finance Corporation)  
C/O Household Mortgage Services  
Wholesale REO Department  
931 Corporate Center Drive  
Pomona, CA 91768

Adams, 232-9184.01/Loan No. 4337382

FIRST AMERICAN TITLE CO.

69014

**Document Title(s):**

Trustee's Deed

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

200105210090 which was assigned under auditor's file no. 200202270035

**Grantor:**

- 1. Bishop, Lynch & White, P.S., Trustee

**Grantee:**

- 1. Household Finance Corporation (Mortgage Electronic Registration Systems, Inc., as nominee for Household Finance Corporation bid at trustee's sale for Household Finance Corporation)

**Abbreviated Legal Description as follows:**

PTN. LOT 18, LOTS 19 AND 20 BLOCK 23, "AMENDED PLAT OF BURLINGTON

Complete legal description is on Page 2 of document

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

4076-023-018-0102

UNRECORDED DOCUMENT

Trustee's Deed  
Page 1

AFTER RECORDING RETURN TO:  
Household Finance Corporation (Mortgage Electronic Registration Systems,  
Inc. as Nominee for Household Finance Corporation bid at trustee's sale  
for Household Finance Corporation)  
C/O Household Mortgage Services/Wholesale REO Department  
931 Corporate Center Drive  
Pomona, CA 91768  
Adams, 232-9184.01  
Property Address: 311 North Cherry Street

Lender Loan No. 4337382

**TRUSTEE'S DEED**

**THE GRANTOR, BISHOP, LYNCH & WHITE, P.S.**, 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 **Household Finance Corporation (Mortgage Electronic Registration Systems, Inc. as Nominee for Household Finance Corporation bid at trustee's sale for Household Finance Corporation)**, GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

THE EAST ONE-HALF OF LOT 18 AND ALL OF LOTS 19 AND 20, BLOCK 23, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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 Irene Gay Adams and Michael L. Adams, husband and wife, as Grantor, to Legal Escrow, as Trustee, and Choice Capital Funding, Inc., a Georgia Corporation, as Beneficiary, dated May 16, 2001, recorded May 21, 2001, as No. 200105210090 which was assigned under auditor's file no. 200105210090, 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 Choice Capital Funding, Inc., a Georgia Corporation 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.



200209040025  
Skagit County Auditor

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 May 20, 2002, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200205200128.
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 August 23, 2002 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-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 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 August 23, 2002, 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

#4099  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 04 2002

Amount Paid *0*  
Skagit Co. Treasurer  
By *[Signature]* Deputy



200209040025  
Skagit County Auditor

therefore, the property hereinabove described, for the sum of \$77,238.44 (cash) (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: August 23, 2002.

Bishop, Lynch & White, P.S.

By:

*[Signature]*  
Michael A. Padilla, Ann T. Marshall, David A. Weibel  
Assistant Secretary

State of Washington )  
County of King ) ss.

On this 23rd day of August, 2002, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael A. Padilla, Ann T. Marshall, David A. Weibel, to me known to be Assistant Secretary of Bishop, Lynch & White, P.S. 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.

*[Signature]*  
Gail E. Schwartz  
Notary Public in and for the State of Washington, residing at Pierce Co.  
My Commission expires: 9-19-05.



FORBASE1TD.FRM REV 8/29/02



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