



200302110001
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Roger W. Jones, Jr.
1201 Third Avenue, Ste. 3400
Seattle, WA 98101-3034

TRUSTEE'S DEED

File No.: 1369.499

Grantor: Roger W. Jones, Jr.

Grantee: Citifinancial, Inc.

Legal Description: Sec 6, T35, R11; ptn NW1/4, aka Tract 12, SP# 510-80

Parcel No.: 351106-0-005-1102

The GRANTOR, Roger W. Jones, Jr., 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 CITIFINANCIAL, INC., GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Tract 12 of Skagit County Short Plat No. 510-80, as approved 10/16/80 and recorded 10/20/80 in Vol. 4 of Short Plats, pp. 190-1, under AFN 8010200036; being a portion of the West 1/2 of Section 6, T35N, R11E, W.M.

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 Scott E. and Beverly Richmond, as Grantor, and Associates Financial Services of America, as Beneficiary, dated June 20, 1998, recorded June 23, 1998, as No. 9806230106, 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 \$199,992.40, with interest thereon, according to the terms thereof, in favor of the Beneficiary, 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 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 Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. The Beneficiary, 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

