

RECORD AND RETURN TO:
BENEFICIAL CALIFORNIA INC.
961 WEIGEL DRIVE
ELMHURST, IL 60126



200303100218

Skagit County Auditor

3/10/2003 Page 1 of 3 1:47PM

T.S. NUMBER: 6312WA MFS

LOAN NUMBER: 92170126113372/SCHOLS

TRUSTEE'S DEED

FIRST AMERICAN TITLE CO.

69382

I

First American Title

KNOW ALL BY THESE PRESENTS, that the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 4139-009-004-0003 described herein by virtue of the following described Trust Deed, unto: BENEFICIAL WASHINGTON INC. d/b/a Beneficial Mortgage Co. of Washington

A. **PARTIES IN THE TRUST DEED:**

TRUSTOR(S): LARRY J SCHOLS AND CYNTHIA J SCHOLS HUSBAND AND WIFE

TRUSTEE: BENEVEST SERVICES INC., A WASHINGTON CORPORATION

BENEFICIARY: BENEFICIAL WASHINGTON INC. d/b/a Beneficial Mortgage Co. of Washington

B. **DESCRIPTION OF THE PROPERTY:** Legally Described as: PARCEL "A":

LOTS 3 AND 4, BLOCK 9, "PLAT OF MOUNTAIN VIEW ON CLEAR LAKE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE EAST 102 FEET OF LAKE STREET AS SHOWN ON THE "PLAT OF MOUNTAIN VIEW ON CLEAR LAKE", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 65, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Said property commonly known as: 1251 MILL STREET N/K/A 12519 MILL STREET CLEAR LAKE, WA 98235

C. **TRUST DEED INFORMATION:**

DATED: November 21, 1997

RECORDING DATE: 11/26/1997

RECORDING NO: 9711260042 Book: 1737 Page: 0017

RERECORDED ON:

RECORDING PLACE: Official records of the State of Washington, County of SKAGIT

- D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on 11/21/2002 under Auditor's File No. 200211210169 Book: [field] Page: .

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be either posted or served at least 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published twice preceding the time of sale, first between the 28th and 35th day before the set sale date and again between the 7th and 14th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property



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Trustee's Deed: TWC-008W (3/99)

in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of: \$117,500.00 .

TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:00 A.M. on 02/21/2003

PLACE OF SALE:

INSIDE THE MAIN LOBBY OF THE SKAGIT COUNTY
COURTHOUSE 205 WEST KINCAID STREET MOUNT VERNON
WA

BIDDER:

BENEFICIAL WASHINGTON INC. d/b/a Beneficial Mortgage Co.
of Washington

VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on 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 therefore, the property hereinabove described for the sum of \$117,500.00.

DATED: March 6, 2003

FIRST AMERICAN TITLE INSURANCE COMPANY, as said Trustee

1089
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

By: LUIS CERDA
It's: ASSISTANT SECRETARY

MAR 10 2003

STATE OF
COUNTY OF

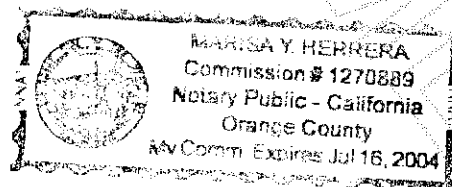
CA
Orange, SS

Amount Paid \$
Skagit County Treasurer
By: man Deputy

On the date written below before me personally appeared LUIS CERDA to me known to be a ASSISTANT SECRETARY of First American Title Co who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 3/7/03.

Mulle
Notary Public in and for the State of
My Commission Expires _____



200303100218
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Trustee's Deed: TWC-008W (3/99)