



200304070014

Skagit County Auditor

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After recording, return to:

James H. MaGee, Trustee
P.O. Box 1132
Tacoma, WA 98401-1132
(253) 383-1001

TRUSTEE'S DEED

JAMES H. MAGEE, the **GRANTOR**, 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 **CONSECO FINANCE SERVICING CORP.**, hereinafter referred to as **GRANTEE**, that real property, situated in the County of Skagit, State of Washington, described as follows:

That portion of the South 1/3, as measured along the West line thereof, of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 6 East of the W.M., lying Westerly of the centerline of that certain road easement as described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124;

Assessor's Tax Parcel No. P42084

EXCEPTIONS:

1. Encroachment of Mobile Home from adjoiner to the North, approximately 6.1 feet onto subject property, as disclosed by survey recorded May 30, 2002, under Auditor's File No. 200205300251, records of Skagit County, Washington.
2. Encroachment of a gravel driveway 28 feet onto the Northerly portion of the subject property as disclosed by survey recorded May 30, 2002, under Auditor's File No. 200205300251, records of Skagit County, Washington.
3. Terms, conditions, restrictions of that instrument entitled Maintenance Agreements for Roadways and Easements; Auditor's No(s): 738432 and 7392124, records of Skagit County, Washington.
4. We are informed that a mobile/manufactured home is or will be on the property. The policy will except the mobile/ manufactured home from the legal description and will cover the ground only unless a Title Elimination is recorded with the Skagit County Auditor's Office.

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 recorded March 19, 2001, under Auditor's File No. 200103190138, records of Skagit County, State of Washington, from Travis Martinez as Grantor, to Mike Bohannon, as original Trustee, and by way of assignment to the undersigned Trustee in accordance with a Substitution of Trustee recorded September 18, 2002 under Auditor's File No. 200209180036 of the records of Skagit County, State of Washington, to secure an obligation in favor of Conseco Finance Servicing Corp. who, either originally or due to assignment, is now the current beneficiary.

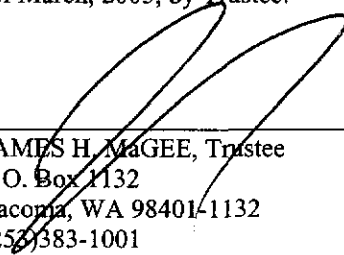
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2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$168,388.97 with interest thereon, according to the terms thereof, in favor of Conseco Finance Servicing Corp. and to 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 make 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 and/or served in accordance with law.
5. Conseco Finance Servicing Corp., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of the 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 on July 25, 2000 and recorded on March 19, 2001, under Auditor's File No. 200103190138, records of Skagit County, Washington, a Notice of Trustee's Sale of said property.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as the front steps of the Skagit County Courthouse, 205 W. Kincaid St., Suite 202, in the City of Mt Vernon, State of Washington, a public place, at 10 o'clock am. on the 14th day of February, 2003, 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 90 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 sale; and further, included with this Notice, which was transmitted to or served 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. The Trustee makes no warranties of title and this deed may be subject to a right of redemption held by the Internal Revenue Service.
10. 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 RCW 61.24 et seq.
11. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on February 14, 2003, the date of sale, which was not less than 90 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 herein above described, for the sum of \$101,086.64 in the form of a beneficiary's credit bid satisfying in full the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.
12. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.



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Skagit County Auditor

DATED this 03 day of March, 2003, by Trustee:





JAMES H. MAGEE, Trustee
P.O. Box 1132
Tacoma, WA 98401-1132
(253)383-1001

#1597

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 04 2003

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy



200304070014
Skagit County Auditor

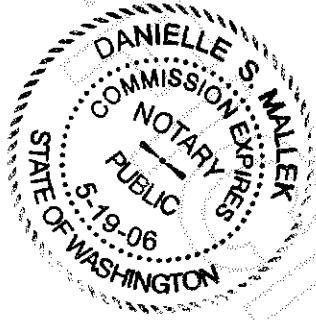
STATE OF WASHINGTON)

) ss.

COUNTY OF PIERCE)

On this day personally appeared before me James H. MaGee to me known to be the individual, or individuals 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 3 day of March, 2003.



Danielle S Mallek

Danielle S. Mallek,
NOTARY PUBLIC in and for the State of Washington,
residing at Sumner, WA
My Commission Expires: May 19, 2006



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