



200310280071

Skagit County Auditor

10/28/2003 Page 1 of 4 1:24PM

AFTER RECORDING RETURN TO:

Centex Home Equity Company
Attn: REO/Foreclosure Department
1750 Viceroy Drive
Dallas, TX 75235

FIRST AMERICAN TITLE CO.

74595

Peters, 587-X2178.01 / Loan No. 0240206537

Document Title(s):

Trustee's Deed

Reference Number(s) of Documents assigned or released:

200201170070

Grantor:

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

Grantee:

1. Centex Home Equity Company, LLC

Abbreviated Legal Description as follows:

LOT 16 AND A PORTION LOT 17, BLOCK 9 "SEDRO"

Complete legal description is on Page 2 of document

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

P75366

9144-004-017-0004

5570
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 28 2003

Amount Paid \$
Skagit Co. Treasurer
By *fx* Deputy

Trustee's Deed
Page 1

AFTER RECORDING RETURN TO:
Centex Home Equity Company
Attn: REO/Foreclosure Department
1750 Viceroy Drive
Dallas, TX 75235

Peters, 587-K2178.01
Property Address: 610 Jamison aka 610 Jameson Ave., Sedro Wooley, WA
98284

Lender Loan No. 0240206537

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 Centex Home Equity Company GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

LOT 16, AND THE EAST 1/2 OF LOT 17, BLOCK 9, "PLAT OF TOWN OF SEDRO", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, 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 JOHN PETERS AND STEPHANIE D. SCHOOLER AS JOINT TENANTS, as Grantor, to LAND TITLE COMPANY OF SKAGIT COUNTY, as Trustee, and CENTEX HOME EQUITY COMPANY, LLC, as Beneficiary, dated November 16, 2001, recorded January 17, 2002, as No. 200201170070, 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 CENTEX HOME EQUITY COMPANY, LLC 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.
5. Centex Home Equity Company, LLC, 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 law and the terms of said Deed of Trust.



200310280071
Skagit County Auditor

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 July 14, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200307140163.
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 October 17, 2003 at 10:00 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 October 17, 2003, 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



200310280071
Skagit County Auditor

Trustee's Deed
Page 3

bidder therefore, the property hereinabove described, for the sum of \$135,763.05 (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: October 10, 2003.

Bishop, Lynch & White, P.S.

David Powell
Assistant Secretary

State of Washington)
) ss.
County of King)

On this 17th day of October, 2003, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Powell, 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.

Melissa Grospe Tervet
Notary Public in and for the State of
Washington, residing at King Co.
My Commission expires: 1-16-06.



200310280071
Skagit County Auditor