



200402020151
Skagit County Auditor

2/2/2004 Page 1 of 4 3:57PM

AFTER RECORDING RETURN TO:

Household Mortgage Services
Attn: REO/Foreclosure Department
636 Grand Regency Blvd., #D
Brandon, Florida 33511-2369

FIRST AMERICAN TITLE CO.

75025

Bresnan Jr., 232-X3070.01 / Loan No. 0002034551

Document Title(s):

Trustee's Deed

Reference Number(s) of Documents assigned or released:

9904130102, which was assigned under Auditor's File No. 200005220036

Grantor:

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

Grantee:

1. Household Finance Corporation (Mortgage Electronic Registration Systems, Inc., its successors and assigns as nominee for Household Finance Corporation, its successors and assigns, bid at trustee's sale as Household Finance Corporation.

Abbreviated Legal Description as follows:

SECTION 13, TOWNSHIP 35, RANGE 4; PTN SW-SW

Complete legal description is on Exhibit "A" of document

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

350413-0-027-0017 aka P36397

497
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 02 2004

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Trustee's Deed
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636 Grand Regency Blvd. #D
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Bresnan Jr., 232-X3070.01

Property Address: 23103 East Jones Road, Sedro Wooley, WA 98284

Lender Loan No. 0002034551

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 Mortgage Services, successor in interest to Household Finance Corporation (Mortgage Electronic Registration Systems, Inc. as nominee for Household Mortgage Services, bid at trustee's sale as Household Mortgage Services, successor in interest to Household Finance Corporation) GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

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 Frank A. Bresnan Jr., as his separate property, as Grantor, to Land Title Company of Skagit County, as Trustee, and Accredited Home Lenders, Inc., a California Corporation, as Beneficiary, dated April 06, 1999, recorded April 13, 1999, as No. 9904130102, the beneficial interest was assigned to Mortgage Electronic Registration Systems, Inc. under Auditor's File No. 2000005220036, 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 Accredited Home Lenders, Inc., a California 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.
5. Mortgage Electronic Registration Systems, Inc., its successors and assigns as nominee for Household Finance Corporation, its successors



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and assigns, 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.

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 October 24, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200310240141.
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 January 23, 2004 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 January 23, 2004, 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



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bidder therefore, the property hereinabove described, for the sum of \$135,617.25 (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

DATED: January 9, 2004.

Bishop, Lynch & White, P.S.

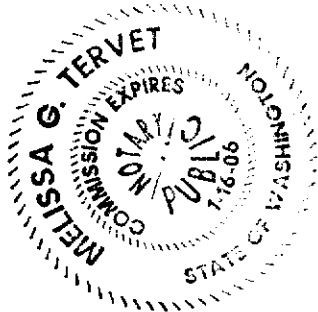
By: David Powell
Assistant Secretary

State of Washington)
County of King) ss.

On this 9th day of January, 2004, 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
Melissa Grospe Tervet
Notary Public in and for the State of
Washington, residing at King Co.
My Commission expires: 1/16/06.



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