

After Recording Return to:
Kathy Taggart
Northwest Trustee Services, PLLC
P.O. Box 4143
Bellevue, WA 98009-4143

200402100036
Skagit County Auditor
2/10/2004 Page 1 of 1 9:28AM

FIRST AMERICAN TITLE CO.
75081

Notice of Discontinuance of Trustee's Sale

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET SEQ.

File No. 7307.20948/Phillips, Matthew L. and Robyn Y.

Reference is made to that certain trust deed in which Matthew L. Phillips and Robyn Y. Phillips, husband and wife as grantor, First American Title Company of Skagit County is trustee, Mann Financial Inc. d/b/a Skagit Valley Mortgage is beneficiary, said deed of trust was recorded 02/23/00 under Auditor's File No. 200002230082 and Loan Modification recorded on 11/30/01 under Auditor's File No. 200111300027, mortgage records of Skagit County, Washington; said deed of trust encumbers the following described real property in said County:

Tax Parcel ID No.: 4632-000-028-0007 R106919

Lot 28, "Eagle Valley P.U.D.", as per Plat recorded in Volume 15 of Plats, Pages 181 to 183, inclusive, records of Skagit County, Washington.

Commonly Known As: 5165 Aerie Lane
Sedro Woolley, WA 98284

The undersigned trustee hereby discontinues that certain trustee's sale set by the Notice of Trustee's Sale recorded 11/21/03 under Auditor's File No. 200311210142, records of Skagit County, Washington.

This discontinuance shall not be construed as waiving any breach or default under the aforementioned deed of trust or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election, without prejudice, not to cause the sale to be made pursuant to the aforementioned Notice of Trustee's Sale.

DATED: February 5, 2004

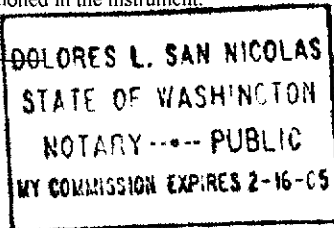
Northwest Trustee Services, PLLC

By [Signature]

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jeff Skenman is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Associate Manager / Assistant Vice President of Northwest Trustee Services, PLLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-5-04



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at [Address]
My commission expires 2/16/05