



200404150102

Skagit County Auditor

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1:34PM

When recorded return to and  
Mail all tax statements to:  
CitiFinancial Mortgage Company, Inc.  
14415 S. 50th Street, Suite 100  
Phoenix, AZ 85044

FIRST AMERICAN TITLE CO.

76B40

Loan #: 5000824022  
T.S. #: F-33513-WA-NF

2052477

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**TRUSTEE'S DEED**

The **GRANTOR**, FIRST AMERICAN TITLE INSURANCE COMPANY, 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: CitiFinancial Mortgage Company, Inc.

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

SEE LEGAL DESCRIPTION EXHIBIT "A"

PT TR 73 Bnd. Acreage  
Pl 62781

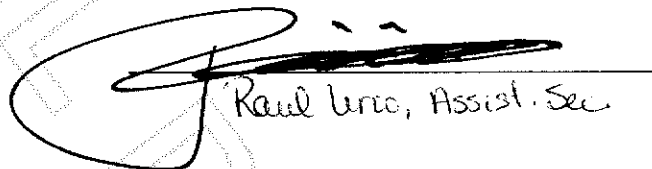
**RECITALS:**

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 KEVIN MUZZUCO, as Grantor, to T.D. SERVICE CO., as Trustee, and AMERICAN RESIDENTIAL FUNDING CORPORATION, as Beneficiary, dated 12/4/2002, recorded 12/6/2002, as Instrument No. 200212060199, in Book/Reel \*\*\*, Page/Frame \*\*\*, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$136,000.00 with interest thereon, according to the terms thereof, in favor of AMERICAN RESIDENTIAL FUNDING 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 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 or served in accordance with law.
5. CitiFinancial Mortgage Company, Inc., 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 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 1/7/2004 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200401070115

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as , THE MAIN ENTRANCE TO THE SKAGIT COUNTY COURTHOUSE, 3RD AND KINCAID STREET, MOUNT VERNON, WA, a public place, on 4/9/2004 at 10:00 AM, 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 date of sale, and further, included 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.
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 defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 4/9/2004, 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 \$146,114.38, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: April 13, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY

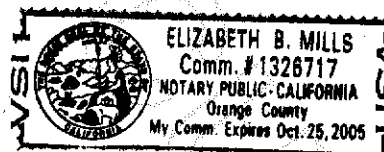
  
Raul Urco, Assist. Sec.

State of CA ) ss.  
County of Orange )

On 4-14-04, before me, Elizabeth B. Mills, a Notary Public in and for said County and State, personally appeared Raul Urco personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE Elizabeth B. Mills  
NOTARY PUBLIC in and for the State of CA  
residing at Orange Co  
My commission expires 10-25-2005



1790  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

APR 15 2004

Amount Paid \$ 6  
Skagit County Treasurer  
By: Tram Deputy



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Skagit County Auditor

TS# F-33513-WA-NF

"Exhibit A"

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

PARCEL "A":

Tract B-1 of Short Plat No. 49-80, located in the West 3/4 of the West 1/2 of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", recorded in Volume 1 of Plats, page 49; said Short Plat approved May 27, 1980 and recorded in Volume 4 of Short Plats, page 98, under Auditor's File No. 8005270028, records of Skagit County, Washington.

PARCEL "B":

A portion of Tract A of Short Plat No. 59-77, located in the West 3/4 of the West 1/2 of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", recorded in Volume 1 of Plats, page 49; said Short Plat approved September 9, 1977 and recorded in Volume 2 of Short Plats, page 119, under Auditor's File No. 864775, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of said Tract, which is the true point of beginning; thence Westerly along the North line of said Tract, 60.83 feet; thence Southerly along a line parallel with the East line of said Plat, a distance of 75.01 feet; thence Easterly parallel with the North line of said Short Plat, 60.83 feet; thence Northerly 75.01 feet to the point of beginning.



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