

RECORD AND RETURN TO:
HOUSEHOLD REALTY CORPORATION
ATTN: REO DEPARTMENT
931 CORPORATE CENTER DR
POMONA, CA 91765



200405060112

Skagit County Auditor

5/6/2004 Page

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4 1:49PM

2020849

T.S. NUMBER: 7831WA JJF

LOAN NUMBER: 92130300100367/WHITWORTH

TRUSTEE'S DEED

I

KNOW ALL BY THESE PRESENTS, that the undersigned Trustee or Successor Trustee under that certain Trust Deed described below does hereby grant and convey, but without any covenant or warranty, express or implied, all of the estate held by the undersigned in and to the real property with assessor's Tax Parcel No. 351013-0-021-0015(P45216) described herein by virtue of the following described Trust Deed, unto: HOUSEHOLD REALTY CORPORATION

A. PARTIES IN THE TRUST DEED:

TRUSTOR(S): THERESA H. WHITWORTH, FORMERLY THERESA H. SCHRODER, AS HER SEPARATE ESTATE

TRUSTEE: FIRST AMERICAN TITLE

BENEFICIARY: HOUSEHOLD REALTY CORPORATION

B. DESCRIPTION OF THE PROPERTY: Legally Described as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

A MANUFACTURED HOUSING UNIT IS AFFIXED BY A TITLE ELIMINATION RECORDED UNDER AUDITOR'S FILE NO. 9706180092.

Said property commonly known as: 59379 STATE ROUTE 20 ROCKPORT, WA 98267

C. TRUST DEED INFORMATION:

DATED: November 22, 2002

RECORDING DATE: 12/09/2002

RECORDING NO: 200212090081 Book: Page:

RERECORDED ON:

RECORDING PLACE: Official records of the State of Washington, County of SKAGIT

D. The above described Trust Deed provides that the real property conveyed therein is not used principally for agricultural purposes.

Exhibit "A"

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

That portion of Lot 4, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the point where the centerline of the State Highway intersects the North line of said Lot; thence Southwesterly along the centerline of said Highway, 900 feet; thence Northwesterly in a straight line to the Northwest corner of said lot; thence East to the point of beginning, EXCEPT State Highway and road rights-of-way, AND EXCEPT rights-of-way of the City of Seattle, EXCEPT any portion lying Westerly of the Easterly line of Indian Road, AND EXCEPT the following described tracts

(a) Beginning at a point where the centerline of State Highway intersects the North line of said Lot; thence Southwesterly along said centerline, 454 feet; thence North 25 degrees West to the North line of said lot; thence Easterly along said North line to the point of beginning.

(b) Beginning at intersection of Northerly line of State Highway No. 20, and Easterly line of Indian Road; thence Northerly along Easterly line of Indian Road, 217 feet, more or less, to the North line of said Lot 4; thence East along the North line of said Lot 4, a distance of 130 feet; thence Southeasterly to a point on the Northerly line of said State Highway No. 20, which is 115 feet Northeasterly of the point of beginning; thence Southwesterly along Northerly line of said State Highway No. 20, a distance of 115 feet to point of beginning.

2228
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 06 2004

Amount Paid \$
By Skagit Co. Treasurer
Deputy



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Skagit County Auditor

II

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor(s) to said Trustee to secure, among other things, the performance of certain obligations of the Grantor(s) to the said Beneficiary. The said Grantor(s) thereafter defaulted in the performance of the obligations secured by said Trust Deed as stated in the Notice of Sale hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

III

By reason of said default not having been cured, the holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or his/her successor in interest, declared all sums so secured immediately due and owing; a Notice of Sale, containing an election to sell said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded in the mortgage records of said County, on **01/16/2004** under Auditor's File No. **200401160104** Book: [field] Page: **

IV

During foreclosure, no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of an obligation secured by the Deed of Trust in any court by reason of the Grantor's default on the obligation secured.

V

The Trustee, in the aforesaid Notice of Trustee's Sale, fixed the place of sale as set forth below 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 to be either posted or served at least 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published twice preceding the time of sale, first between the 28th and 35th day before the set sale date and again between the 7th and 14th day before the Trustee's Sale, in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with said Notice, which was transmitted to or served upon the Grantor or his/her 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.

VI

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.

VII

Pursuant to said Notice of Sale, the undersigned Trustee in full accordance with the laws of the State of Washington and pursuant to the power conferred upon the undersigned by said Trust Deed, sold said real property in one parcel at public auction to the following named bidder; he/she being the highest and best bidder at such sale for the sum of: \$91,650.00 .



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TRUSTEE'S SALE:

TIME AND DATE OF SALE: 10:00 A.M. on 04/23/2004

PLACE OF SALE:

INSIDE THE MAIN LOBBY OF THE SKAGIT COUNTY
COURTHOUSE 205 WEST KINCAID STREET MOUNT VERNON
WA

BIDDER:

HOUSEHOLD REALTY CORPORATION

VIII

The defaults specified in the Notice of Trustee's Sale not having been cured prior to 11 days before the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on 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 \$91,650.00.

DATED: May 3, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY,, 2101 FOURTH AVE,STE 800,SEATTLE,WA 98121,
as said Trustee

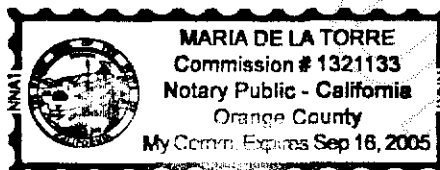
By: RAUL LIRIO
It's: ASSISTANT SECRETARY

STATE OF California)
COUNTY OF Orange) SS

On the date written below before me personally appeared RAUL LIRIO, to me known to be a ASSISTANT SECRETARY of First American Title Insurance, who executed the foregoing instrument on behalf of said corporation for the purposes stated therein, and on oath stated that he/she is authorized to execute the said instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on 5/5/04.

Maria De La Torre
Notary Public in and for the State of CA
My Commission Expires 9/16/05



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