



200410110047  
Skagit County Auditor

10/11/2004 Page 1 of 3 3:43PM

WHEN RECORDED RETURN TO

William P. McArdel III  
1826 - 114th Avenue NE, Suite 101  
Bellevue, WA 98004

**TRUSTEE'S DEED**

Document Title: Trustee's Deed  
Grantor: William P. McArdel III, Trustee  
Grantee: American General Home Equity, Inc.  
Legal Description: Ptn Govt Lot 2, 18-35-11, EWM, Skagit Co, WA  
Reference No.: 200102230100  
Tax Parcel No.: 351118-0-003-0003 (P46241) and  
351118-0-003-0102 (P46242)

The GRANTOR, William P. McArdel III, 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: American General Home Equity, Inc., Grantee, that real property, situated in the County of Skagit, State of Washington, described as follows:

THE WEST 195 FEET OF THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M., 658 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 18;  
THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 18, 464.5 FEET;  
THENCE AT RIGHT ANGLES SOUTH 464.5 FEET;  
THENCE AT RIGHT ANGLES EAST 464.5 FEET;  
THENCE AT RIGHT ANGLES NORTH 464.5 FEET TO THE POINT OF BEGINNING, ALL IN GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M.,

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 377306.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(commonly known as 60816 Cascade Rd, Marblemount, WA 98267)

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 RICHARD E. QUINN and NETTIE M. QUINN, Husband and Wife as Grantors, to LAND TITLE COMPANY, as Trustee, to secure an obligation in favor of AMERICAN GENERAL HOME EQUITY, INC., as Beneficiary, and recorded February 23, 2001, under Auditors' File No. 200102230100, on Volume/Reel N/A Page/Frame N/A, records of Skagit County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of Sixty -Six Thousand Six Hundred Sixty and 00/100 Dollars (\$66,660.00) with interest thereon, according to the terms thereof, in favor of AMERICAN GENERAL HOME EQUITY, INC., 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 the "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. American General Home Equity, Inc. 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 the 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 August 16, 2004, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property in Volume/Reel N/A, Page/Frame N/A, as No. 200408160155.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the Foyer of the Old Courthouse at the corner of Kincaid and 3rd Street, 205 W. Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, at 10:00 o'clock a.m., September 24, 2004, and in accordance with the 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 party 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 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 24, 2004, the date of sale, which was not less than 190





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