

After Recording Return To:
Citibank, N.A., as Trustee
C/o Chase Manhattan Mortgage Corp.
10790 Rancho Bernardo Road
San Diego, CA 92127



200411170115
Skagit County Auditor

11/17/2004 Page 1 of 2 2:44PM

File No.: 7104.23364/Bishop, Gregory S.
13138912

FIRST AMERICAN TITLE CO.

74075

Trustee's Deed

The GRANTOR, Northwest Trustee Services, Inc., as present Trustee under that Deed of Trust (defined below), in consideration of the premises and payment recited below, hereby grants and conveys, without representation or warranty, expressed or implied, to Citibank, N.A., as Trustee, as GRANTEE, all real property (the Property), situated in the County of Skagit, State of Washington, described as follows:

Tax Parcel No.: 4076-068-018-0008 P71767

Lots 17 and 18, Block 68, "Amended Plat of the City of Burlington", as per Plat recorded in Volume 3 of Plats, Page 17, records of Skagit County, Washington.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by that certain Deed of Trust between Gregory S. Bishop, as an unmarried person, as Grantor, to First American Title Insurance Company, as Trustee, and Chase Manhattan Mortgage Corporation, Beneficiary, dated 09/20/99, recorded 09/24/99, under Auditor's/Recorder's No. 199909240092, records of Skagit County, Washington and subsequently assigned to Citibank, N.A., as Trustee under Skagit County Auditor's/Recorder's No. 200011210043.

and rerecorded 9-29-99 under Auditor's File No. 199909290153

2. The Deed of Trust was executed to secure, together with other undertakings, the payment of one or more promissory note(s) ("Note") in the sum of \$79,650.00 with interest thereon, according to the terms thereof, in favor of Chase Manhattan Mortgage 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 Deed of Trust provided that the Property is not used principally for agricultural or farming purposes and the Grantor has no actual knowledge that the Property is used principally for agricultural or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust 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 Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.

5. Citibank, N.A., as Trustee, being then the holder or the nominee of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the Property in accordance with law and the terms of the Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Grantor, in compliance with the terms of the Deed of Trust, executed and on 05/27/04, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File No. 200405270037.

