



200504110132

Skagit County Auditor

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RECORDING REQUESTED BY:

Landsafe Title of Washington

After recording, return to:

Countrywide Home Loans, Inc
400 COUNTRYWIDE WAY SV-35
SIMI VALLEY, CA 93065

Forward Tax Statements to
Address listed above

Doc ID # 000658963112005N

File No.: 2004 - 11471

APR 12 2005

82678

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trustee's Deed

2430624

The GRANTOR, Landsafe Title of Washington, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, ON BE-HALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-HE4, as GRANTEE, all real property (the property), situated in the county of Skagit, state of Washington, described as follows:

Tax Parcel No.: 4085-000-037-0007(P72580)

LOTS 36 AND 37, "GILKEY'S ADDITION TO BURLINGTON. SEE EXHIBIT "A" FOR FULL LEGAL.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

11058

APR 11 2005

Amount Paid \$
By Skagit Co. Treasurer
Deputy

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between JOHN W. SMITH AND DEBORAH A. SMITH, HUSBAND AND WIFE, as Grantor, to LAND TITLE OF SKAGIT COUNTY, as Trustee, and NEW CENTURY MORTGAGE CORPORATION, Beneficiary, dated 01/20/2004 recorded 02/09/2004, under Auditor's/Recorder's No. 200402090091, records of Skagit County, Washington and subsequently assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, ON BE-HALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-HE4 under Skagit County Auditor's/Recorder's No. 200409220078.

2. The Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$189,000.00 with interest thereon, according to the terms thereof, in favor of NEW CENTURY 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 provides that the Property is not 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 the law.

5. DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE, ON BE-HALF OF THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE1, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-HE4, being then the holder of the indebtedness secured by the Deed of Trust, delivered to said Grantor a written request directing Grantor to sell the described property in accordance with the 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 10/27/2004, 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. 200410270094.

7. The grantor, in the "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, at 10:00 o'clock, 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 90 days before the sale; further, the Grantor caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, 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 with the Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the Note and Deed of Trust were attached.

8. During Foreclosure, no action was pending on an obligation secured by the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 03/25/2005, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Grantor then and there sold the Property at public auction to said Grantee, the highest bidder therefore, for the sum of \$208,313.81(cash) (by the satisfaction in full of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute).



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DATED: March 29, 2005

Landsafe Title of Washington

BY: Arlene M. Behr

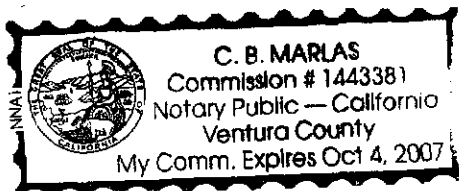
ARLENE BEHR, First Vice President

State of: California

County of: Ventura

On 3-29-05 before me C.B. Marlas, notary public,
personally appeared Arlene M. Behr, personally known to
me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and 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.



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DESCRIPTION:

Lot 37 and that portion of Lot 36, "GILKEY'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of Lot 36 which lies North 34°10' East a distance of 92.58 feet from the Southeast corner thereof;
thence North 34°10' East along the East line of Lot 36 and its Northerly prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36;
thence North 89°33'07" West along said prolongation of the North line of Lot 36 a distance of 24.75 feet;
thence South 22°58'31" West a distance of 106.05 feet to the point of beginning of this description.

EXCEPTING from said Lot 37 the following described property:

Beginning at a point on the West line of Lot 37 which lies North 34°10' East a distance of 92.58 feet from the Southwest corner thereof;
thence South 22°58'31" West a distance of 83.37 feet to the South line of Lot 37;
thence North 89°33'07" West along said South line a distance of 19.45 feet to the Southwest corner of Lot 37;
thence North 34°10' East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning.

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

Situate in the City of Burlington, County of Skagit, State of Washington.



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