

American Foreclosure Services, Inc.
c/o Suttell & Associates, P.S.
7525 SE 24TH St., #310
Mercer Island WA 98040



200507250272

Skagit County Auditor

7/25/2005 Page

1 of

4 3:55PM

LAND TITLE OF SKAGIT COUNTY
114067-S

TRUSTEE'S DEED

The Grantor, American Foreclosure Services, Inc., as the present Trustee under that Deed of Trust as hereinafter particularly described, in consideration of the premises and payments recited below, hereby grants and conveys, without warranty to Grantee, Vanderbilt Mortgage and Finance, Inc., that certain real property situated in the County of Skagit, State of Washington, described as follows:

Tr 2 SP 130-79 in 18-36-5

SEE ATTACHED HERETO AS EXHIBIT 'A'
(TAX PARCEL NO. 360518-3-002-0104)

1. This conveyance is made pursuant to the power, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between Isidro Cienfuegos and Jane Doe Cienfuegos, as their separate estate, as Grantors to American Foreclosure Services, Inc., successor trustee of First American Escrow, as Trustee and Oakwood Acceptance Corporation, a North Carolina corporation, successor beneficiary to Oakwood Acceptance Corporation, by and through its duly authorized servicing agent, Vanderbilt Mortgage and Finance, Inc., successor servicer of Oakwood Acceptance Corporation, LLC, as beneficiary, dated October 27, 2000, recorded October 31, 2000 under Skagit County Auditor's Number 200010310072 in the 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 \$134,686.62 together with interest thereon according to the terms thereof, in favor of Oakwood Acceptance 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 obligation 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 of sale, the 30 days advance notice of default was transmitted to the Grantor and/or his successors in interest and a copy of said notice was posted or served in accordance with law.

5. Oakwood Acceptance Corporation, by and through its duly servicing agent, Vanderbilt Mortgage and Finance, Inc., being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with law and the terms of said Deed of Trust.

6. The default 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 January 3, 2005, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale, for said property under Skagit County Auditor's No. 200501030078.

7. The Trustee, in his aforesaid Notice of Trustee's Sale, set the place of sale outside the front entrance of the Skagit County Courthouse, 205 W. Kincaid Street, #202, in the city of Mount Vernon, County of Skagit, Washington, a public place at 9:00 A.M. on July 15, 2005 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 caused said Notice to be 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 32nd and 28th day of sale, and once between the 11th and 7th day before the date of sale, in a legal newspaper, in each county in which the property or any part thereof is situated, and further included with each notice, which was transmitted or served 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 the foreclosure no action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor was pending to seek satisfaction of the obligation in any Court by the reason of the Grantor's default on the 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 performed and



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notices to be given, as provided in Chapter 61.24 of the Revised Code of Washington.

10. The default specified in the Notice of Trustee's Sale not having been cured 10 days prior to the date of the Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid, on July 15, 2005, the date of sale, which was not less than 190 days from the date of default on the obligation secured, the undersigned Trustee, then and there sold at public auction to said Grantee, the highest bidder thereof, the property hereinabove described for the sum of \$120,500.00, by the satisfaction in full of the obligation secured by said Deed of Trust, together with all fees, costs and expenses provided by statute.

DATED THIS 22 day of July, 2005.


SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX AMERICAN FORECLOSURE SERVICES, INC.

3744
JUL 25 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

By:


William G. Suttell, President,
Successor Trustee

STATE OF WASHINGTON)

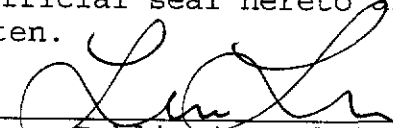
) ss.

COUNTY OF KING)

On this 22nd day of July, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William G. Suttell, to me known to be the President of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.




Notary Public in and for the State
of Washington, residing at Bellevue
Name Printed: Lori Lam
My commission expires: 07/22/08.



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EXHIBIT A

Tract 2, Skagit County Short Plat No. 130-79, approved April 23, 1980 and recorded April 25, 1980, under Auditor's File No. 8004250001 in Book 4 of Short Plats, page 72, records of Skagit County, being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 36 North, Range 5 East, W.M., EXCEPT the East 30 feet thereof, AND ALSO EXCEPT that portion thereof lying Northerly of the following described line:

Beginning at the Southwest corner of Section 18, Township 36 North, Range 5 East, W.M.; thence South $89^{\circ}36'30''$ East along the South line of said Section, 1,137.25 feet to the intersection of said section line and the Southerly projection of the West line of said Lot 1 of Skagit County Short Plat No. 130-79; thence North $3^{\circ}53'52''$ West along the West line of said Short Plat, 405.31 feet to an existing fence corner and the point of beginning of said line; thence South $87^{\circ}25'22''$ East along said fence line, 646 feet, more or less, to the existing power line road and terminal point of said line.

Situate in the County of Skagit, State of Washington.



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