

FILED FOR RECORD AT REQUEST OF:

The Blackstone Corporation  
Attn: Linda Johnson  
422 W. Riverside, Suite 1100  
Spokane, WA 99201-0302  
(509) 624-5265

**120595-5**  
LAND TITLE OF SKAGIT COUNTY



200609200148

Skagit County Auditor

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### TRUSTEE'S DEED

THE BLACKSTONE CORPORATION ("Trustee"), as present Trustee under that Deed of Trust, as herein particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty to First National Acceptance Company of North America, Inc. ("Grantee"), that real property, situated in the County of Skagit, State of Washington, described as follows:

Lot 24, Block H, "Cape Horn on the Skagit Division No. 2," as per plat recorded in Volume 9 of Plats, pages 14 through 19, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Together with that certain 1970 60/12 Fourseasons Mobile Home, License No. OW436.

Tax Parcel No.: 3869-008-024-0009

### 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 Kevin Durgin and Allyson J. Durgin, husband and wife, as Grantor, to The Blackstone Corporation, as Successor Trustee of Island Title Company, and First National Acceptance Company of North America, Inc., successor in interest to Gilby E. Fonner and Gail N. Fonner, husband and wife, as Beneficiary, dated February 18, 1997, recorded February 26, 1997, in records of Skagit County, Washington, under Auditor's File No. 9702260034.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one (1) promissory note in the sum of \$39,950.00 with interest thereon, according to the terms thereof, currently in favor of First National Acceptance Company of North America, 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 make operative the power to sell, the 30-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. First National Acceptance Company of North America, Inc., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with 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 June 8, 2006, recorded in the office of the Auditor of Skagit County, Washington, a Notice of Trustee's Sale of said property under Auditor's File No. 200606080102.

7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale at the Skagit County Courthouse, main door, inside lobby, 600 S. 3rd St., Mount Vernon, Washington, a public place, at 10:00 a.m., 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 posted or served prior to ninety (90) 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, and further, included with this Notice, which was transmitted to 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. The Trustee's Sale was set for September 15, 2006.

8. During foreclosure, no action was pending on any obligation secured by said 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 eleven (11) days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on September 15, 2006, the date of sale, which was not less than 120 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 herein above described, for the sum of \$41,842.80 by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

DATED this 19<sup>th</sup> day of September, 2006.

THE BLACKSTONE CORPORATION, Trustee

By:   
Shelley N. Ripley, Vice President



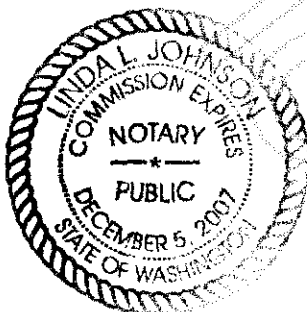
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Skagit County Auditor

State of Washington )  
 ) ss.  
County of Spokane )

I certify that I know or have satisfactory evidence that Shelley N. Ripley is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it, as the Vice President of THE BLACKSTONE CORPORATION, to be the free and voluntary act of such entity for the uses and purposes mentioned in the instrument.


DATED this 19<sup>th</sup> day of September, 2006.



  
Print Name: Linda L. Johnson  
NOTARY PUBLIC in and for the State  
of Washington, residing at Spokane  
My appointment expires: December 5, 2007

4892  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 20 2006

Amount Paid \$  
Skagit Co. Treasurer  
By  Deputy



200609200148  
Skagit County Auditor