



200801220125

Skagit County Auditor

1/22/2008 Page

1 of

3 12:47PM

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: Lot 4, Block 2, Plat of Mountain View Clear Lake
Reference No.: 200701290189
Tax Parcel #: 4139-002-004-0008

#199
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 22 2008

Amount Paid \$0
By Skagit Co. Treasurer
Deputy *mbm*

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:

LOT 4, BLOCK 2, "PLAT OF MOUNTAIN VIEW
ON CLEAR LAKE," AS PLAT RECORDED IN
VOLUME 2 OF PLATS, PAGE 65, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE
OF WASHINGTON.

the postal address of which is more commonly known is:
23600 Post Street, Clear Lake, WA 98235.

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 dated January 24, 2007 between Anthony J. Morales, as his separate property, as Grantor, to Land Title Company of Skagit County, to secure an obligation in favor of American General Home Equity, Inc., as Beneficiary, and recorded January 29, 2007, under Auditors' File No. 200701290189 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 ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED FIFTY-SIX DOLLARS AND SIXTY CENTS (\$116,556.60) 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 October 8, 2007 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. 200710080085.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale at the main entrance to the Skagit County Courthouse located at 205 West Kincade Street, Mount Vernon, WA 98273, a public place, at 10:00 o'clock a.m., January 11, 2008, 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.

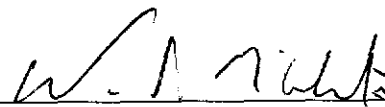
9. All legal requirements and provisions of said Deed of Trust have been complied with, as



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 January 11, 2008, the date of sale, which was not less than 190 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 hereinabove described, for the sum of \$117,511.65, (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).

DATED this 11 day of January, 2008.


William P. McArdel III, Trustee

STATE OF WASHINGTON)

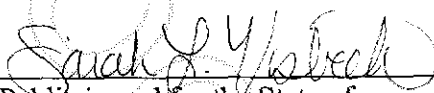
) ss.

COUNTY OF KING)

On this day personally appeared before me WILLIAM P. McARDEL III, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 18th day of January, 2008.




Notary Public in and for the State of
Washington, residing at Seattle
My Appointment Expires: May 12, 2010



200801220125
Skagit County Auditor