



200804020076

Skagit County Auditor

4/2/2008 Page 1 of 3 1:34PM

**RETURN TO:**

American General Home Equity, Inc.  
15500 - 1st Avenue South, Ste. 102  
Burien, WA 98148

**DOCUMENT TITLE(S)** (list all titles contained in document):

1. Trustee's Deed

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

1. 200608080091
2. 200710300059
3. 200711140006

GUARDIAN NORTHWEST TITLE CO.

93105

ACCOMMODATION RECORDING ONLY

[ ] ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_ OF DOCUMENT.

**GRANTOR(S)** (Last name, first name and initials):

1. Draper, James W., Successor Trustee

1013  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

[ ] ADDITIONAL NAMES ON PAGE \_\_ OF DOCUMENT

APR 02 2008

**GRANTEE(S)** (Last name, first name and initials):

1. American General Home Equity, Inc.

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

[ ] ADDITIONAL NAMES ON PAGE \_\_ OF DOCUMENT.

**LEGAL DESCRIPTION** (Abbreviated; i.e., lot, block, plat or quarter, quarter, section, township and range):

Lot 20, "PLAT OF BAKERVIEW WEST"

[ ] ADDITIONAL LEGAL(S) ON PAGE \_\_ OF DOCUMENT.

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:** 4719-000-020-0000, P113034

[ ] TAX PARCEL # FOR ADDITIONAL LEGAL(S) ON PAGE \_\_ OF DOCUMENT.

## TRUSTEE'S DEED

The GRANTOR, James W. Draper, 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 20, "Plat of Bakerview West", as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

### 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 recorded August 8, 2006, as No. 200608080091, between Robert W. Biggar and Lydia Biggar as Grantors, to James W. Draper as Successor Trustee, and American General Home Equity, Inc. as Beneficiary, dated August 8, 2006, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) or other obligation(s) in the sum of \$150,822.64 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 "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 November 14, 2007, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200711140006.
7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as inside the main lobby of the Skagit County Courthouse 205 W. Kincaid St., a public place, at 1:30 p.m., on February 22, 2008, 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 days before the sale; further, the Trustee caused a copy of said "Notice of



200804020076  
Skagit County Auditor

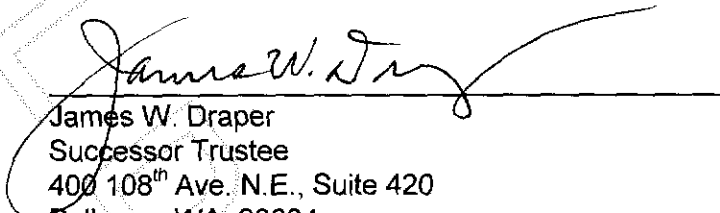
Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale; in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this 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 obligation 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 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 days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on March 21, 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, 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 31<sup>st</sup> day of March, 2008.

  
James W. Draper  
Successor Trustee  
400 108<sup>th</sup> Ave. N.E., Suite 420  
Bellevue, WA 98004  
(425) 646-0104

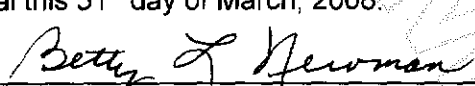
STATE OF WASHINGTON }

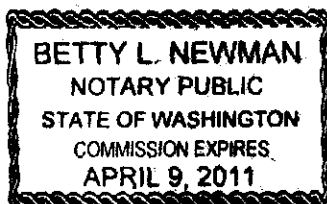
: ss.

COUNTY OF KING }

On this day personally appeared before me James W. Draper 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 31<sup>st</sup> day of March, 2008.

  
Print Name: Betty L. Newman  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue.  
My Commission Expires: 04/09/2011.



200804020076  
Skagit County Auditor