

WHEN RECORDED RETURN TO:  
William P. McArdel III  
1826 - 114th Avenue NE, Suite 101  
Bellevue, WA 98004



200810300108  
Skagit County Auditor

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### TRUSTEE'S DEED

Document Title: Trustee's Deed  
Grantor: William P. McArdel III, Trustee  
Grantee: American General Home Equity, Inc.  
Legal Description: Lots 9-12, Blk 23, Hamilton Townsite Company's 2<sup>nd</sup> Add. To Hamilton  
Reference No.: 200511220071  
Tax Parcel #: 4113-023-012-0004

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:

Lots 9 through 12, inclusive, Block 23, "THE HAMILTON TOWNSITE COMPANY'S SECOND ADDITION TO THE TOWN OF HAMILTON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 60, records of Skagit County, Washington.

Situate in the Town of Hamilton, County of Skagit, State of Washington.

the postal address of which is more commonly known is 759 Pettit Street, Hamilton, WA 98255

#### 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 LAURA MAE MOLLOY and JOHN MICHAEL MOLLOY, her husband, as Grantors, and Land Title Company of Skagit County, as Trustee, to secure an obligation in favor of AMERICAN GENERAL HOME EQUITY, INC., as Beneficiary, and recorded November 22, 2005, under Auditors' File No. 200511220071, 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 ONE HUNDRED SEVENTY-THREE DOLLARS AND THIRTY ONE CENTS (\$116,173.31) 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.

