

After Recording Return to:
Heather L. Smith
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997



200904220077
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO.

Notice of Discontinuance of Trustee's Sale

95980

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.24, ET SEQ.

File No. 7261.25789/STEWART, DONALD P. and NATALIE

Reference is made to that certain trust deed in which Donald P Stewart and Natalie M Stewart as grantor, Escrow Legal Services is trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for The CIT Group / Consumer Finance, Inc. (a Delaware corporation) is beneficiary, said deed of trust was recorded 05/26/06 under Auditor's File No. 200605260165, mortgage records of Skagit County, Washington; said deed of trust encumbers the following described real property in said County:

Tax Parcel ID No.: 360427-2-005-0004 (P99588) 360427-2-005-0004 (P50120); 360427-0-001-0002 (P50090)

The Northwest 1/4 of the Northwest 1/4 of Section 27, Township 36 North, Range 4 East, W.M., except Parson Creek Road, and except that portion of said subdivision lying Southwesterly of Parson Creek Road, and except that portion conveyed to Skagit County for road by deed recorded July 29, 1963, under Auditor's File No. 638870, records of Skagit County, Washington. Also, that portion of the West 1/2 of the Southwest 1/4 of the Northwest 1/4, of said Section 27, lying Northeasterly of Parson Creek Road. Also, that portion of the Southwest 1/4 of the Northwest 1/4 of said Section 27, described as follows: Beginning at a point where the North line of said Southwest 1/4 of the Northwest 1/4 crosses the East line of the CCC Road; thence East along the North line of said subdivision to the West bank of Parson Creek; thence Southwesterly to a point on said CCC Road, 40 feet South of the point of beginning; thence North along said CCC Road to the point of beginning.

Commonly Known As: 21085 Parson Creek Road
Sedro Woolley, WA 98284

The undersigned trustee hereby discontinues that certain trustee's sale set by the Notice of Trustee's Sale recorded 01/26/09 under Auditor's File No. 200901260100, records of Skagit County, Washington.

This discontinuance shall not be construed as waiving any breach or default under the aforementioned deed of trust or as impairing any right or remedy thereunder, or as modifying or altering in any respect any of the terms, covenants, conditions or obligations thereof, but is and shall be deemed to be only an election, without prejudice, not to cause the sale to be made pursuant to the aforementioned Notice of Trustee's Sale.

DATED: April 17, 2009

Northwest Trustee Services, Inc.

By

Northwest Trustee Services, Inc.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

JEFF STENMAN

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged (he/she) as the Assistant Vice President of Northwest Trustee Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4-20-09

JILL C. GREEN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-20-10

NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires 3-20-10