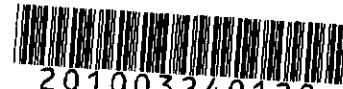


RECORDING REQUESTED BY:



201003240120
Skagit County Auditor

3/24/2010 Page 1 of 3 2:12PM

AND WHEN RECORDED MAIL TO:
CitiFinancial Mortgage Company, Inc.
14415 S. 50th Street, Suite 100
Phoenix, AZ 85044

Attn: There are no contacts associated with this servicer.
Forward Tax Statements to the address given above

TS #: WA-09-286362-SH
TITLE ORDER #: 4155912

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GUARDIAN NORTHWEST TITLE CO.

97658

TRUSTEE'S DEED UPON SALE

A.P.N.: 360519-0-009-2009

TRANSFER TAX: \$0.00

The Grantee Herein Is The Foreclosing Beneficiary.
The Amount Of The Unpaid Debt was \$171,415.32
The Amount Paid By The Grantee Was \$88,375.88
Said Property Is In The City Of SEDRO WOOLLEY, County of SKAGIT

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

CITIFINANCIAL, INC. BY CITIFINANCIAL MORTGAGE COMPANY INC.

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of SKAGIT, State of Washington, described as follows:

See Attached Legal Description

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **ARTHUR D OFFLEY AND SHARON S OFFLEY, HUSBAND AND WIFE** as Trustor, dated 3/21/2008, and recorded on 3/27/2008 as instrument number 200803270088 of the Official Records in the office of the Recorder of SKAGIT, Washington under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Sale recorded on 11/18/2009, instrument number 200911180101, Book xxx, Page xxx of Official records. Trustee having complied with all applicable statutory requirements of the State of Washington and performed all duties required by the Deed of Trust including sending a Notice of Sale by certified mail, postage pre-paid to each person entitled to notice, as provided in Chapter 61.24 RCW.

1749
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2010

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

TRUSTEE'S DEED UPON SALE

TS #: WA-09-286362-SH
Loan #: 20-0051-0277291
Order #: 4155912

All requirements per Washington Statutes regarding the mailing, personal delivery and publication of copies of Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 2/19/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$88,375.88, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws

Date: 2/23/2010

QUALITY LOAN SERVICE CORPORATION OF WASHINGTON

By: _____

Seth Ott, Assistant Secretary

State of California)
County of San Diego)

On 2/24/2010 before me, Elizabeth Penafiorida a notary public, personally appeared Seth Ott, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Elizabeth Penafiorida

(Seal)



201003240120
Skagit County Auditor

TRUSTEE'S SALE GUARANTEE

Schedule "C"
Legal Description

The land referred to herein is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said subdivision; thence North $86^{\circ}16'01''$ West, 364.02 feet to the point of beginning; thence continuing North $86^{\circ}16'01''$ West, 660.78 feet; thence North $0^{\circ}56'29''$ East, 331.06 feet; thence South $86^{\circ}16'01''$ East, 660.78 feet; thence South $0^{\circ}56'29''$ West, 331.05 feet to the point of beginning; more commonly known as Parcel 29 of the Record of Survey recorded in Volume 1 of Surveys, page 85, under Auditor's File No. 805666, as supplemented by map recorded in Volume 1 of Surveys, page 110, under Auditor's File No. 809463, records of Skagit County, Washington.

TOGETHER WITH non-exclusive easement for ingress, egress and utilities over and across those certain strips of land designated and delineated on the above noted Surveys and in Survey filed in Volume 1 of Surveys, on page 84, under Auditor's File No. 805665, and supplemented by Map filed in Volume 1 of Surveys, on page 109, under Auditor's File No. 809462, and amended by Survey recorded April 15, 1976, under Auditor's File No. 833345, in Volume 1 of Surveys, page 179, records of Skagit County, Washington, and also as set forth in that certain "Corrected Declaration of Easement", recorded April 30, 1976, under Auditor's File No. 834176.



201003240120
Skagit County Auditor