

When recorded mail to:

Associates Financial Services Co.
P.O.Box 142139
Irving, TX75014



200008070040

Kathy Hill, Skagit County Auditor
8/7/2000 Page 1 of 2 11:26:47AM

61596 TRUSTEE'S DEED FIRST AMERICAN TITLE CO.

The Grantor, PEELLE FINANCIAL CORPORATION OF WASHINGTON, as the present Trustee under the Deed of Trust described below, in consideration of the premises and payment recited below, hereby GRANTS AND CONVEYS, WITHOUT WARRANTY, to

Associates Financial Services Company, Inc.

Grantee, that

property situated in the County of Skagit, State of Washington, described as follows:

Lot 181, "CEDARGROVE ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 48 through 51, inclusive, records of Skagit County, Washington.

36645
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 07 2000

AKA: 46560 Baker Loop Rd., Concrete, WA
TAX ID # 3877-000-181-0005

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

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

Gerald L. Woodruff and Andrea Woodruff
Land Title Company of Skagit County
Westar Financial, Inc.

is Grantor
is the trustee and
is beneficiary

under that certain deed of trust dated October 27, 1997, and recorded October 31, 1997
in book 1727 at page 0338 of the Mortgage Records of Skagit County,
Washington, under Auditor's File Number 9710310120.

2. Said Deed of Trust was executed to secure, together with other undertakings the payment of 1 promissory note in the sum of \$44650.00 with interest thereon according to the terms thereof, in favor of Westar Financial, 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 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(s) 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(s), or his successor(s) in interest, and a copy of said Notice was posted in accordance with law.

5. Associates Financial Services Co. being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing the Trustee or his agent to sell the described property in accordance with the law and the terms of the Deed of Trust

PFC # 32458-8
LOAN # 801190

6. The Default specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of the Deed of Trust, executed a "Notice of Trustee's Sale" of the property and recorded it on April 26, 2000 in the office of the Auditor of Skagit County, Washington, as No. 200004260110 in book/real ___ page/frame ___

7. The Trustee, in the Notice of Trustee's Sale, fixed the place of sale as the main entrance to the Skagit County Courthouse, 3rd and Kincaid Street Mount Vernon, State of Washington a public place, at 10:00 AM and in accordance with the law caused copies of the Notice to be transmitted by mail to all persons entitled thereto and posted prior to 90 days before the sale; further the Trustee caused a copy of the notice to be published once between the thirty-second day and the twenty eighth day before the date of sale and once between the eleventh and the seventh day before the date of sale; and further included with the Notice, which was transmitted to or served upon the Grantor(s) or his successor(s) 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 the 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 ten days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid on July 28, 2000 the date of sale, which was not less than 190 days from the default in the obligation secured, the Trustee then and there sold at public auction to the Grantee, the highest bidder therefore, the property hereinabove described, for the sum of \$41528.36 cash by satisfaction of the obligation then secured by the Deed of Trust, together with all fees, costs and expenses as provided by statute.

Dated: August 4, 2000

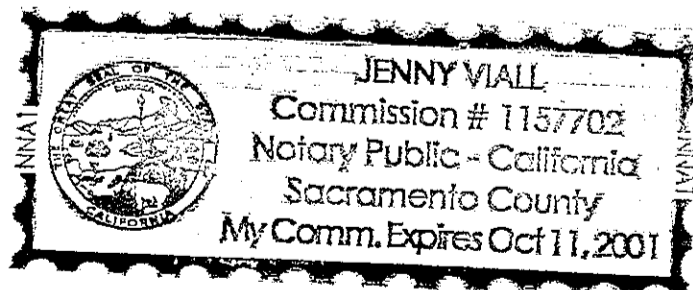
PEELLE FINANCIAL CORPORATION
OF WASHINGTON

State of California
County of Sacramento

By: Sara Berens
Sara Berens, Assistant Foreclosure
Manager

On this August 4, 2000 before me, the undersigned notary public, personally appeared Sara Berens personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(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), on the entity upon behalf of which the person(s) WITNESS my hand and official seal.

J. Viall
Notary's Signature



After recording return to:
Associates Financial Services Co.
P.O. Box 142139
Irving, TX 75014

PFC # 32458-8
LOAN # 801190

