



200304290132

Skagit County Auditor

4/29/2003 Page

1 of

5 11:37AM

**AFTER RECORDING RETURN TO:**

Household Finance Corporation  
Attn: REO/Foreclosure Department  
961 Weigel Drive  
Elmhurst, IL 60126

Stetz III, 230-X0685.01 / Loan No. 921300-00-877386

FIRST AMERICAN TITLE CO.

71658

**Document Title(s):**

Trustee's Deed

**Reference Number(s) of Documents assigned or released:**

200105170144

**Grantor:**

1. Bishop, Lynch & White, P.S., Trustee

**Grantee:**

1. Household Finance Corporation

**Abbreviated Legal Description as follows:**

PTN OF SEC. 11, TWNSHP. 34N, RGE 4E, W.M.

Complete legal description is on Exhibit "A" of document

**Assessor's Property Tax Parcel/Account Number(s):**

3864-001-000-~~1600~~ 1609

1999  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 29 2003

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

Trustee's Deed  
Page 1

AFTER RECORDING RETURN TO:  
Household Finance Corporation  
Attn: REO/Foreclosure Department  
961 Weigel Drive  
Elmhurst, IL 60126  
Stetz III, 230-X0685.01

Property Address: 13062 Glenwood Drive, Mount Vernon, WA 98273

Lender Loan No. 921300-00-877386

**TRUSTEE'S DEED**

**THE GRANTOR, BISHOP, LYNCH & WHITE, P.S.**, as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payments, recited below, hereby grants and conveys without warranty, to Household Realty Corporation GRANTEE, that real property, situated in the County of Skagit, State of Washington, described as follows:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference.

**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 Joseph A. Stetz, III and Georgette C. Stetz, husband and wife, as Grantor, to Land Title Company, as Trustee, and Household Realty Corporation, as Beneficiary, dated May 12, 2001, recorded May 17, 2001, as No. 200105170144, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payments of a promissory note according to the terms thereof, in favor of Household Realty Corporation 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. Household Finance Corporation, 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 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



200304290132  
Skagit County Auditor

Trust, executed and on January 17, 2003, recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property, as No. 200301170020.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as inside the front entrance of the Skagit County Courthouse located at 2nd and Kincaid in the City of Mt. Vernon, a public place on April 18, 2003 at 10:00 a.m. o'clock a.m., 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 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 Note 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 default 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 April 18, 2003, the date of sale, which was not less than 190 days before the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder



200304290132  
Skagit County Auditor

4/29/2003 Page

3 of

5 11:37AM

therefore, the property hereinabove described, for the sum of \$124,080.00 (by credit bid against the obligation secured by said deed of trust, together with all fees, costs and expenses provided by statute).

Bishop, Lynch & White, P.S.

By: [Signature]  
David Powell  
Assistant Secretary

State of Washington )  
County of King ) ss.

On this 24th day of April, 2003, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Powell, to me known to be Assistant Secretary of Bishop, Lynch & White, P.S. the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath states that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature]  
Melissa Grospe Tervetz  
Notary Public in and for the State of Washington, residing at King Co.  
My Commission expires: 1-16-06.

FORBASETD.FRM REV 4/23/03



200304290132  
Skagit County Auditor

**SCHEDULE "C"**

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

That portion of Block 1, BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats, Page 24, records of Skagit County, Washington, described as follows:

Beginning at the North quarter corner of Section 11, Township 34 North, Range 4 East, W.M.; thence North 89 degrees 30' 50" East along the North line of said section a distance of 692.50 feet to the West line of a road, projected North; thence South along said projected West line of said road a distance of 220.00 feet to the true point of beginning; thence continue South along the West line of said road a distance of 450.00 feet; thence South 89 degrees 30' 50" West a distance of 156.50 feet; thence North a distance of 450.00 feet; thence North 89 degrees 30' 50" East a distance of 156.50 feet to the true point of beginning.



200304290132  
Skagit County Auditor

4/29/2003 Page

5 of

5 11:37AM