



200403040102

Skagit County Auditor

3/4/2004 Page

1 of

6 12:36PM

When recorded mail to:
Richard Francis Anderson
c/o 22571 Moiser Rd.
Sedro-Woolley, WA 98284

DEED OF RELEASE

Re: Loan number 1001333507 secured by trust deed recorded at 200103090118 in Skagit County, Washington

Tax Parcel No. 350402-4-008-0007/350402-4-010-0201

Premises: PARCEL A: The West 150 feet of the South 283 feet of that portion of the Southwest Quarter of the Southeast Quarter lying North of road known as Mosier Road in Section 2, Township 35 North, Range 4 East of the Millamette Meridian; EXCEPT that portion lying within the South 30 feet of the Southwest Quarter of the Southeast Quarter of said Section 2, as conveyed to Skagit County for road purposes by deed recorded October 23, 1945, under Auditor's File No. 384393, records of Skagit County, Washington. PARCEL B: The West 150 feet of the North 585 feet of the South 868 Feet of that portion of the Southwest Quarter of the Southeast Quarter Section 2, Township 35 North, Range 4 East of the Willamette Meridian, lying Northerly of the Mosier County Road. ALL situated in Skagit County, Washington.

Address: 22571 Mosier Road, Sedro Woolley, WA 98284

Trustor: RICHARD F. ANDERSON

Original Beneficiary: assignee of QUALITY FIRST MORTGAGE CORPORATION

Current Beneficiary on Trust Deed: INDYMAC BANK, F.S.B.

Trustee on Trust Deed: SUSAN J. ROBINSON

Settlor/Redemptor: Richard Francis Anderson

WHEREAS, the undersigned, Richard Francis Anderson, is the Settlor and original jurisdiction lender on the debt formerly associated with the property identified above;

WHEREAS, the undersigned is the Redemptor of said debt;

WHEREAS, INDYMAC BANK, F.S.B. and SUSAN J. ROBINSON failed or refused to release their equitable and legal interest in the subject property in favor of Trustor, resulting in a Certificate of Breach (attached);

NOW THEREFORE, the undersigned does sign this DEED OF RELEASE thereby releasing all interest formerly granted by Trustor to INDYMAC BANK, F.S.B., assignee of QUALITY FIRST MORTGAGE CORPORATION, as beneficiary, and SUSAN J. ROBINSON, as trustee, on that certain Deed of Trust.

Dated this 4th day of March, 2004

[Handwritten Signature]

Richard Francis Anderson, Settlor/Redemptor

State of Washington

)
) ss.

County of Skagit

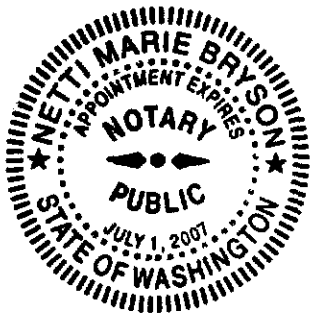
)

I, Nettie M. Bryson, a Notary Public for said county and state, do hereby certify that Richard Francis Anderson personally appeared before me and signed the foregoing. Witness my hand and seal this 4th day of March, 2004.

[Handwritten Signature]

Notary Public

My Commission expires 07-01-2007



Deed of Release
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 04 2004

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



200403040102
Skagit County Auditor

CERTIFICATE OF BREACH

Re: Deed recorded at 200103090118 in Skagit County, Washington

Tax Parcel No. 350402-4-008-0007/350402-4-010-0201

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Address: 22571 Mosier Road, Sedro Woolley, WA 98284

Settlor/Redemptor: Richard Francis Anderson

I, DOVER E. PERRY, am the notary who verified INDYMAC BANK, F.S.B.'s dishonor of Richard Francis Anderson's Notice of Redemption, for RICHARD F. ANDERSON, pursuant to state law regarding evidence of dishonor. I certify the following:

On January 29, 2004, the record shows I mailed the Redemptor's Notice of Redemption to INDYMAC BANK, F.S.B. at 155 N. Lake Avenue, Pasadena, CA 91101, , by certified mail package # 7002 2410 0002 8788 4045, as verified by Certificate of Service.

On January 29, 2004, the record shows I mailed a copy of the Redemptor's Notice of Redemption to SUSAN J. ROBINSON at KARR TUTTLE CAMPBELL, 1201 THIRD AVE, SUITE 2900, SEATTLE, WA 98101, by certified mail package # 7002 2410 0002 8788 4038, as verified by Certificate of Service.

Neither INDYMAC BANK, F.S.B. nor the Trustee on that certain trust deed has performed or responded with a particular statement in the ten (10) days following.

On February 17, 2004, the record shows I mailed my NOTICE OF BREACH to INDYMAC BANK, F.S.B. by certified mail package # 7002 2410 0002 8788 4021, and to SUSAN J. ROBINSON by certified mail package # 7002 2410 0002 8788 4014, as verified by Certificates of Service.

CERTIFICATE OF BREACH - PA'



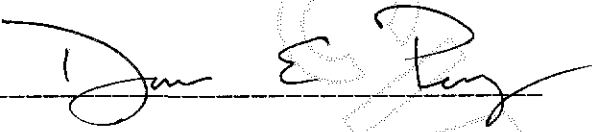
200403040102

Skagit County Auditor

INDYMAC BANK, F.S.B. and the Trustee failed to record a release of their interest in the subject property in the ten (10) days following my request for release of interest. Neither INDYMAC BANK, F.S.B. nor the Trustee cured their breach of the terms and conditions of the Deed of Trust when I sent them my NOTICE OF BREACH. Neither INDYMAC BANK, F.S.B. nor the Trustee has sent me its particular statement explaining its non-performance.

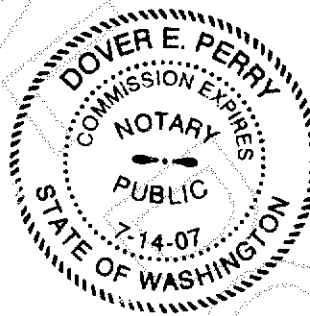
Therefore, based on the foregoing facts, I certify that INDYMAC BANK, F.S.B. and SUSAN J. ROBINSON have dishonored Richard Francis Anderson and me through non-performance, did breach the terms of the subject Deed of Trust, and did hereby authorize the Settlor/Redemptor to sign and record the Deed of Release and/or take such other action authorized by said Deed of Trust that Redemptor deems necessary.

Dated: 3 MARCH 2004



Notary Public

DOVER E. PERRY
PO Box 388
Renton, WA 98057



CERTIFICATE OF BREACH -



200403040102
Skagit County Auditor

STATEMENT OF BREACH OR NON-PERFORMANCE

Re: Deed recorded at 200103090118 in Skagit County, Washington

Tax Parcel No. 350402-4-008-0007/350402-4-010-0201

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Settlor/Redemptor: Richard Francis Anderson

NOTICE TO AGENT IS NOTICE TO PRINCIPAL
NOTICE TO PRINCIPAL IS NOTICE TO AGENT

NOTICE IS HEREBY GIVEN that Trustor did not receive the Release of Interest as required by the terms and conditions of that certain Deed of Trust. The nature of such non-performance is as follows:

Failure to release interest to the above described Premises, which became due on February 13, 2004, and any attorney's fees and court costs arising from Settlor's protection of his security.

The reason given for not performing was:

NO REASON GIVEN

The Settler/Redemptor has accepted the Certificate of Breach issued by the notary as a judgment in estoppel. Under the direction of the Settlor/Redemptor, the Trustor elects to record a Deed of Release in the Skagit Auditor's Office under the terms and conditions of the subject Trust Deed and other applicable law.



Dated: 03-04-2004

RICHARD F. ANDERSON, Trustor

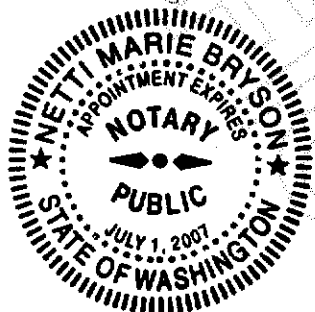
By: [Signature]
Richard Francis Anderson, Settlor/Redemptor

State of Washington

County of Skagit

)
) ss.

I, Netti Marie Bryson, a Notary Public for said county and state, do hereby certify that Richard Francis Anderson personally appeared before me and signed the foregoing. Witness my hand and seal this 11th day of March, 2004.



Netti Marie Bryson
Notary Public

My Commission expires 07-01-2007

YOUR INTEREST IN THE PROPERTY HAS BEEN FORECLOSED THROUGH DISPOSITION because you are delinquent in your contractual duty. No court action is required.

Address of original jurisdiction lender: c/o 22571 Moiser Rd., Sedro-Woolley, WA 98284

