



200407090140  
Skagit County Auditor

7/9/2004 Page 1 of 2 3:27PM

**AFTER RECORDING, RETURN TO:**

Northwest Trustee Services, Inc.  
ATTN: B.Baker/7848.20018  
P.O. Box 0997  
Bellevue, WA 98009-0997

FIRST AMERICAN TITLE CO.

66923

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**TRUSTEE'S DEED**

# 3532

JUL 09 2004

File No.: 1369.280  
Grantor: Roger W. Jones, Jr.  
Grantee: CitiFinancial, Inc.  
Legal Description: Lot 10, Block E, Cape Horn on the Skagit  
Parcel No.: 3868-005-010-0002

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

The GRANTOR, Roger W. Jones, Jr., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment, recited below, hereby grants and conveys, without warranty, to CITIFINANCIAL, INC., GRANTEE, that real property situated in the County of Skagit, State of Washington, described as follows:

Lot 10, Block E, Cape Horn on the Skagit, per Vol. 8 of Plats, pp. 92-97; TOGETHER WITH 1998 Chariot single-wide manufactured home, 36' x 12'

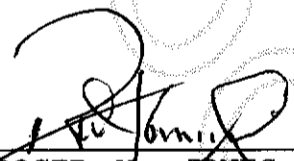
**RECITALS:**

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 Russell Roberts, as Grantor, to Land Title Co., as Trustee, and Associates Financial Services of america, as Beneficiary, dated June 22, 1999, recorded June 24, 1999, as No. 9906240006, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$54,044.57, with interest thereon, according to the terms thereof, in favor of Associates Financial, 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 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, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Associates Financial Services of America, 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 the 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 Trust, executed and on November 7, 2001, recorded in

the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as No. 200111070089.

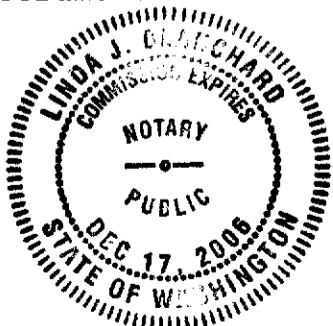
- 7. The Trustee, in its aforesaid "Notice of Trustee's Sale", fixed the place of sale as the front steps of the Skagit County Courthouse, 205 W. Kincaid St., Mount Vernon, Washington, a public place, at 9:30 o'clock a.m., on February 8, 2002, and in accordance with law, caused copies of the statutory "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.
- 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 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 February 8, 2002, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of \$22,000.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

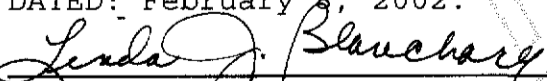
DATED: February 8, 2002.

  
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 ROGER W. JONES, JR.,  
 Successor Trustee  
 1201 Third Avenue, Ste. 3400  
 Seattle, WA 98101-3034

STATE OF WASHINGTON        )  
   )    ss.  
 COUNTY OF KING            )

I CERTIFY that I know or have satisfactory evidence that Roger W. Jones, Jr. signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.



DATED: February 8, 2002.  
  
 \_\_\_\_\_  
 Linda J. Blanchard, NOTARY PUBLIC  
 My Appointment Expires: 12/17/06

