

When recorded mail to:

BENEFICIAL MORTGAGE CORPORATION
WHOLESALE REO DEPARTMENT
931 CORPORATION CENTER DRIVE
POMONA, CA 91768



200412080105
Skagit County Auditor

12/8/2004 Page 1 of 3 1:44PM

Forward Tax Statements to
Address listed above

Loan No.: 92170800526535/VELASQUEZ
File No.: 8651WA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER: 234/1038

FIRST AMERICAN TITLE CO.

81848

TRUSTEE'S DEED

The GRANTOR, **FIRST AMERICAN TITLE INSURANCE COMPANY**, as present Trustee under that Deed of Trust (defined below) in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to **BENEFICIAL MORTGAGE CORPORATION**, as GRANTEE, all real property (the property), situated in the County of **SKAGIT**, State of Washington, described as follows:

LOT 20, GILKEY'S ADDITION TO BURLINGTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel No.: 4085-000-020-0006 P72567

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the Grantee by the certain Deed of Trust between **DALE VELASQUEZ AND HILDA VELASQUEZ HUSBAND AND WIFE**, as Grantor, to **LAND TITLE**, as Trustee, and **BENEFICIAL MORTGAGE CORPORATION**, Beneficiary, dated 11-10-2000 recorded 11-14-2000, under Auditor's Recorder's No. 200011140025, records of **SKAGIT** County, Washington.
2. Said Deed of Trust was executed to secure together with other undertakings, the payment of one promissory note(s) ("Note") in the sum of \$153,348.18 with interest thereon, according to the terms thereof, in favor of **BENEFICIAL MORTGAGE 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 and the Grantor has no actual knowledge that the property is used principally for agriculture or farming purposes.

4. Default having occurred in the obligations secured and/or covenants of the Deed of Trust grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Deed of Trust grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. BENEFICIAL MORTGAGE CORPORATION, being then the holder of the indebtedness secured by the 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 the 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 **08-20-2004**, recorded in the office of the Auditor of SKAGIT County, Washington, a "Notice of Trustee's Sale" of the Property under Auditor's File no. **200408200131**.
7. The Trustee in its aforesaid "Notice of Trustee's Sale", fixed the place of sale, a public place, at 12:00 AM, and in accordance with the 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published in a legal newspaper in each County in which the property or any part thereof is situated, 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; and further, included with this Notice, which was transmitted to or served upon the Deed of Trust grantor or his successor in interest, a "Notice of Foreclosure" in substantially the statutory form, to which copies of the 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 compiled 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 11-29-2004, 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 therefore, the property hereinabove for the sum of \$146,561.56.



200412080105
Skagit County Auditor

DATE: December 02, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee

BY:

[Handwritten signature of Raul Lirio]

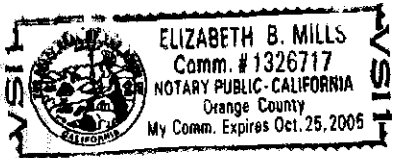
RAUL LIRIO, ASSIST. SEC.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 12/6/2004 before me the undersigned notary public, personally appeared Raul Lirio, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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.

Witness my hand and official seal,

[Handwritten signature of Elizabeth B. Mills]



6583

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC 08 2004

Amount Paid \$
Skagit County Treasurer
Deputy
[Signature]



200412080105
Skagit County Auditor