



200504010116

Skagit County Auditor

4/1/2005 Page 1 of 2 11:49AM

When recorded return to and
Mail all tax statements to:
CITICORP TRUST BANK, FSB
1111 NORTHPOINT DR.
BLDG 4 STE 100
COPPELL TX 75019

Loan #: 20-0051-0230418
T.S. #: F-37521-WA-NF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

118548
FIRST AMERICAN TITLE CO.
TRUSTEE'S DEED

290927

ACCOMMODATION RECORDING ONLY

The **GRANTOR**, Quality Loan Service Corporation of Washington, 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 26, EXCEPT THE WEST 7.5 FEET THEREOF, ALL OF LOT 27 AND THE WEST 1/2 OF LOT 28, BLOCK 1, "FIDALGO ADD. TO THE CITY OF ANACORTES SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 28, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. *P57185*

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 PHILLIP WAYNE ARMSTRONG AND MA URA ARMSTRONG, HUSBAND AND WIFE, as Grantor, to LAND TITLE CO, as Trustee, and CITIFINANCIAL, INC., as Beneficiary, dated 11/23/2001, recorded 11/26/2001, as Instrument No. 200111260251, in Book/Reel ***, Page/Frame ***, records of Skagit County, Washington.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$163,819.71 with interest thereon, according to the terms thereof, in favor of CITIFINANCIAL, 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 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 make 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. CITIFINANCIAL, INC., being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent 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 Trust, executed and on 2/22/2005 recorded in the office of the Auditor of Skagit County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 200502220156
7. The Trustee, in its aforesaid "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, WA, a public place, on 3/25/2005 at 10:00 AM, 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 90 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale, and further, included this Notice, which was transmitted to or served 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 eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on 3/25/2005, 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 described, for the sum of \$150,000.00, by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

Date: March 30, 2005

Quality Loan Service Corporation of Washington



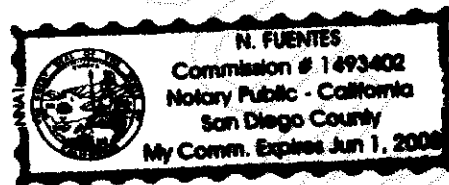
 SUSAN HURLEY, TRUSTEE SALE OFFICER

State of CA ss.
 County of SAN DIEGO

On 3/30/05, before me, N. FUENTES, a Notary Public in and for said County and State, personally appeared SUSAN HURLEY personally known to me (or proved to me on the basis of satisfactory evidence) to the person(s) whose name(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), or the entity upon behalf of which the person(s) acted, executed the instrument.

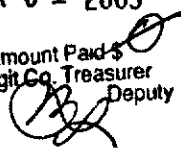
WITNESS my hand and official seal

SIGNATURE _____
 NOTARY PUBLIC in and for the State of
 residing at _____
 My commission expires: _____



SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

1537
 APR 01 2005

Amount Paid \$ _____
 Skagit Co. Treasurer
 By  Deputy



200504010116
 Skagit County Auditor