



200508050171

Skagit County Auditor

8/5/2005 Page 1 of 3 4:12PM

FILED FOR RECORD AT REQUEST OF:

ADS

WHEN RECORDED MAIL TO:

WACHOVIA SBC
1620 E. ROSEVILLE PRKWAY STE 100
ROSEVILLE, CA 95661

MAIL STOP # CA2114

MAIL TAX TATEMENTS TO:

SAME AS ABOVE

LAND TITLE OF SKAGIT COUNTY 111268-S

Loan #: 11-0324035
Title #: 111268-s; tsg 6304-14932
TS #: 040305jv

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4251

AUG 05 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

TRUSTEE'S DEED

THE GRANTOR, First American Title Insurance Company by its Agent Alliance Title Company, 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:

Wachovia Small Business Lending, Inc., f.k.a. The Money Store Investment Corporation D.B.A. Wachovia Small Business Capital GRANTEE,
that real property situated in the County of SKAGIT, State of ~~California~~ WASHINGTON, described as follows:

LOTS 1 AND 2, 'CONN-LIND ADDITION', ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 25, RECORDS OF SAKGIT COUNTY, WASHINGTON
Accessor Parcel ID # 3884-000-001-0004 & 3884-000-002-0003
Commonly known as 17768 State Route 536, Mount Vernon, WA

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 KYUNG JOO JIN AND HEE SOOK JIN, KYUNG JOO JIN AND HEE SOOK JIN, HUSBAND AND WIFE WHO ACQUIRED TITLE AS KYUNG-JOO JIN AND HEE

SOOK-CHUNG JIN, HUSBAND AND WIFE as Grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and THE MONEY STORE INVESTMENT CORPORATION, as Beneficiary, Recorded on 02/24/1999, in Vol. 1948, Page 0137, under Auditor's File No. 9902240148, and modified on 11/28/1999, Recorded on 11/29/1999, under Auditor's File No. 199911290006 in Vol. --, Page --, under Auditor's, records of SKAGIT, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of one promissory note in the sum of \$715,400.00 with interest thereon, according to the terms thereof, in favor of THE MONEY STORE INVESTMENT 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 make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, a copy of said Notice was posted or served in accordance with law.
5. Wachovia Small Business Lending, Inc., f.k.a. The Money Store Investment Corporation D.B.A. Wachovia Small Business Capital, being that 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 04/27/2005 Recorded as Auditor's File Number 200504270145 in the Office of the Auditor of Skagit County, Washington a "Notice of Trustee's Sale" of said property.
7. The Trustee in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as AT THE MAIN ENTRANCE OF THE SUPERIOR COURTHOUSE, 205 W. KINCAID STREET, MT. VERNON, WA, a public place, at 10:00am o'clock, 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-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 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, 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 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 obligations secured by said Deed of Trust remaining unpaid, on 07/29/2005, 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 \$290,000.00, 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.

Dated: 08/01/2005

First Amercian Title Insurance Company, Trustee
By: Alliance Title Company, Agent

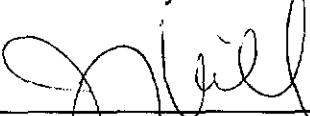


KELLI MACKAIG, ASST. VICE PRESIDENT

STATE OF CA
COUNTY OF SACRAMENTO

On 8/1/05 before me, the undersigned, a Notary Public in and for said county, personally appeared KELLI MACKAIG 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 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.



JENNY VIALL, NOTARY PUBLIC in and for the State of CA, residing at
C/O Alliance Title, 460 Drake Circle, Sacramento, CA 95864
My commission expires: 10/11/2005

